

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
May 2, 2018**

**6:30 P.M.**

**AGENDA**

1. Call to order
2. Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.
3. Citizens to be heard – Rules for Citizen’s Comments: The Planning & Zoning Commission welcomes citizen participation and comments at all of their meetings. As a courtesy to your fellow citizens and out of respect to Board members; we request that if you wish to speak that you follow these guidelines.
  - A. Direct your comments to the entire Board, not to an individual member;
  - B. Limit your discussion to one or two issues that you wish to address rather than a generalized statement; and
  - C. Show the Board the same respect and courtesy that you expect to be shown to you.
  - D. As stated in Resolution No. 04-11, residents are given three (3) minutes to speak during Citizens to be heard. Residents are only allowed to speak once and cannot pass their time allotment to someone else.

The Presiding Officer will rule any disruptive behavior, including shouting or derogatory statements or comments, out of order. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

**Note:** The Commission may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Board may present any factual response to items brought up by citizens [Attorney General Opinion – JC 0169].

4. Consent Agenda:
  - A. Approval – Planning & Zoning Commission minutes, April 4, 2018
5. Discussion – Review of the final survey results relating to the update of the City’s 2010 Town Plan regarding improvements to NW Military Highway – Assistant to City Manager Leeth.
6. Discussion – Review proposed changes and updates to the City’s 2010 Town Plan regarding improvements to NW Military Highway – City Manager Hill.

7. Discussion – Review proposed changes and updates to the City’s 2010 Town Plan regarding the introduction, vision and strategic goals, hike and bike trails and sidewalks, residential and commercial development, and flooding and drainage – City Manager Hill.
8. Report / update – City Council items considered at previous City Council meetings and discussion concerning the same – City Manager Hill.
9. Chairman Announcements:
  - A. Advise members to contact City staff to add new or old agenda items.
  - B. Advise members of pending agenda items, as follows:
    - i. June – Discussion regarding possible updates and amendments to the City’s 2010 Town Plan regarding the municipal tract.
    - ii. July – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
    - iii. July – Remind members concerning September 1, 2018 Boards / Commissions application deadline for the Planning & Zoning Commission.
    - iv. August – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
    - v. August – Remind members concerning September 1, 2018 Boards / Commissions application deadline for the Planning & Zoning Commission.
    - vi. February, 2019 – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
10. Adjournment

**Accessibility Statement:**

The City of Shavano Park City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in the front and sides of the building. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-447-5400 or TDD 1-800-735-2989.

**Decorum Required:**

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

**Action by Commission Authorized:**

The Planning and Zoning Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

**Executive Sessions Authorized:**

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

**Attendance by Other Elected or Appointed Officials:**

It is anticipated that members of City Council or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Planning and Zoning Commission is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin boards, of the City Hall of said City Shavano Park, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on 25 day of April 2018 at 9:05 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

ZINA TEDFORD  
City Secretary

1. **Call to order**

Chairman Janssen called the meeting to order at 6:30 p.m.

PRESENT:

ABSENT:

Konrad Kuykendall

Bill Simmons

Kerry Dike

Carlos Ortiz

Albert Aleman

Jason Linahan

Shawn Fitzpatrick (arrived 6:40 p.m.)

Carla Laws

Michael Janssen

2. **Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.**

Upon a motion made by Commissioner Laws and a second made by Commissioner Simmons the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the agenda as it was provided as Planning & Zoning Commission issues. The motion carried.

3. **Citizens to be heard**

No one signed up to address the Planning & Zoning Commission at this time.

4. **Consent Agenda:**

A. Approval – Planning & Zoning Commission minutes, March 7, 2018

Upon a motion made by Commissioner Aleman and a second made by Commissioner Ortiz, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the Planning & Zoning Commission March 7, 2018 minutes as presented. The motion carried.

5. **Public Hearing – Receive testimony and written evidence from City of Shavano Park residents and property owners on proposed changes to the City’s ordinances regarding minimum allowable sizing of parking spaces in non-residential zoning districts and allowing compact parking spaces in Planned Unit Developments (PUD).**

Public Hearing opened at 6:32 p.m.

Assistant to the City Manager Leeth presented an overview of the proposed changes to the City’s ordinances regarding minimum allowable sizing of parking spaces in non-residential zoning districts and allowing compact parking spaces in Planned Unit Developments (PUD).

Public hearing closed at 6:35 p.m.



6. **Discussion / Action – Proposed amendments to the City’s ordinances regarding minimum allowable sizing of parking spaces in non-residential zoning districts and allowing compact parking spaces in Planned Unit Developments (PUD) – Assistant to City Manager Leeth.**

Upon a motion made by Commissioner Kuykendall and a second made by Commissioner Linahan, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the proposed amendments to Sec. 36-1 changing the definition of parking space and adding a definition for compact parking space and adding a definition for compact parking space to Sec.

3-19. The motion carried.

7. **Discussion – Review of the final survey results relating to the update of the City’s 2010 Town Plan regarding Sidewalks and Commercial and Residential Development – Assistant to City Manager Leeth.**

Assistant to the City Manager Leeth presented an overview of the final survey results relating to the update of the City’s 2010 Town Plan regarding Sidewalks and Commercial and Residential Development.

8. **Discussion / action – Proposed changes and updates to the City’s 2010 Town Plan regarding Sidewalks, Commercial and Residential Development, and Drainage – City Manager Hill.**

City Manager Hill presented the proposed changes and updates to the City’s 2010 Town Plan regarding Sidewalks, Commercial and Residential Development, and Drainage. Chairman Janssen informed the Planning & Zoning Commission that there would no action taken on item tonight. He encouraged the members to review the proposed changes and submit suggestions to the City Manager.

9. **Report / update – City Council items considered at previous City Council meetings and discussion concerning the same – City Manager Hill.**

City Manager Hill provided an overview of items considered at the previous City Council Meeting.

10. **Chairman Announcements:**

- A. Advise members to contact City staff to add new or old agenda items.
- B. Advise members of pending agenda items, as follows:

- i. May – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
- ii. June – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
- iii. July – Remind members concerning September 1, 2018 Boards / Commissions application deadline for the Planning & Zoning Commission.
- iv. August – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
- v. August – Remind members concerning September 1, 2018 Boards / Commissions application deadline for the Planning & Zoning Commission.

- vi. February, 2019 – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.

**11. Adjournment**

Upon a motion made by Commissioner Dike and a second made by Commissioner Kuyendall, the Planning and Zoning Commission voted eight (8) for and none (0) opposed to adjourn the meeting. The meeting adjourned at 7:41 p.m.

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MICHAEL JANSSEN  
Chairman

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ZINA TEDFORD  
City Secretary

## PLANNING AND ZONING STAFF SUMMARY

Meeting Date: May 2, 2018

Agenda item: 5

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

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**AGENDA ITEM DESCRIPTION:** Discussion – Review of the final survey results relating to the update of the City’s 2010 Town Plan regarding improvements to NW Military Highway – Assistant to City Manager Leeth.

X

**Attachments for Reference:**

- 1) 5a NW Military Final Survey Results
- 2) 5b NW Military Consensus from January P&Z

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**BACKGROUND / HISTORY:** On February 14 City staff, upon request from the Chairman of Planning & Zoning, closed all Town Plan surveys. The Commission reviewed the Community Vision and & Flooding & Drainage surveys in March and Sidewalks and Residential & Commercial Development surveys in April.

This month the Commission will review the NW Military Highway Survey results and the NW Military Highway section of the Town Plan.

In June it is currently planned for the Municipal Tract Survey results and corresponding section in the Town Plan.

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**DISCUSSION:**

**The Town Plan – NW Military Highway Survey** was open to the public from November 16, 2017 to February 14, 2018. The survey received **119 total responses**. When last reviewed by Planning & Zoning at the December 6, 2017 meeting, there was a total of 114 responses. There were no notable changes with only five additional responses.

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**COURSES OF ACTION:** Discussion only item.

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**FINANCIAL IMPACT:** N/A

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**MOTION REQUESTED:** Discussion only item.

## Shavano Park NW Military Highway Survey

Summary (as of February 14, 2018 @ 2:20PM)

- **Responses:** 119 respondents
- Survey used IP-filtering for security. A manual check for irregularities (like fake addresses) did not spot any fake submissions.

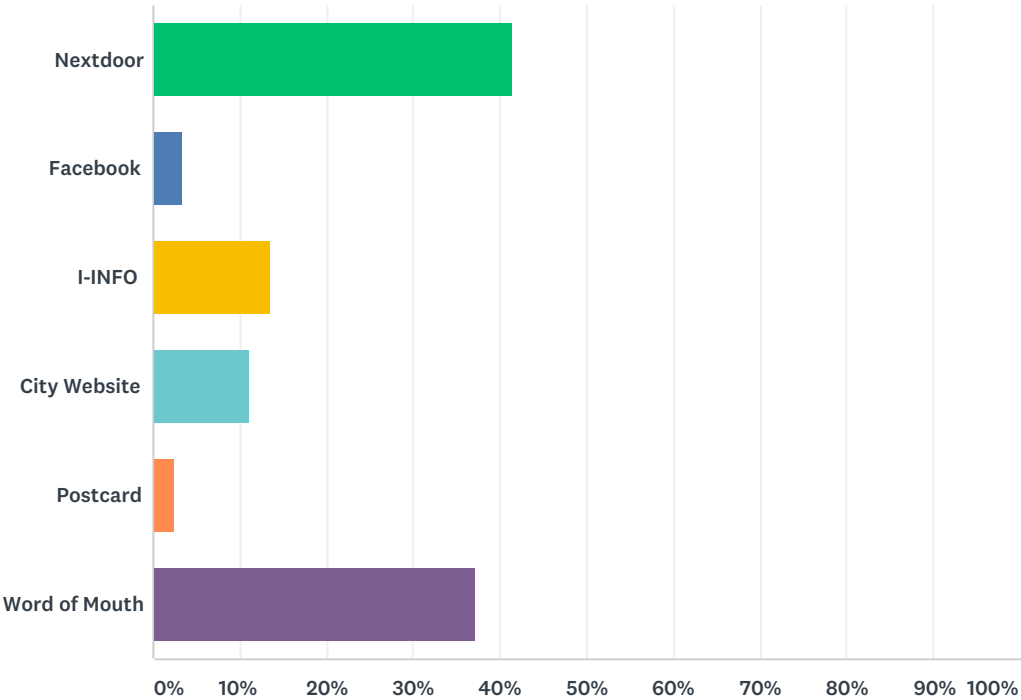
### Question 3 Summary

#### **How Did You Find out about this Survey?**

- Over 78.82% of residents report finding about the survey through either word of mouth or their Nextdoor social media account.

Q3 How did you find out about this survey?

Answered: 118    Skipped: 1



ANSWER CHOICES		RESPONSES	
Nextdoor		41.53%	49
Facebook		3.39%	4
I-INFO		13.56%	16
City Website		11.02%	13
Postcard		2.54%	3
Word of Mouth		37.29%	44
Total Respondents: 118			

#### Question 4 Summary

#### **Resident Concerns for the NW Military Project?**

(Note residents could choose more than one concern).

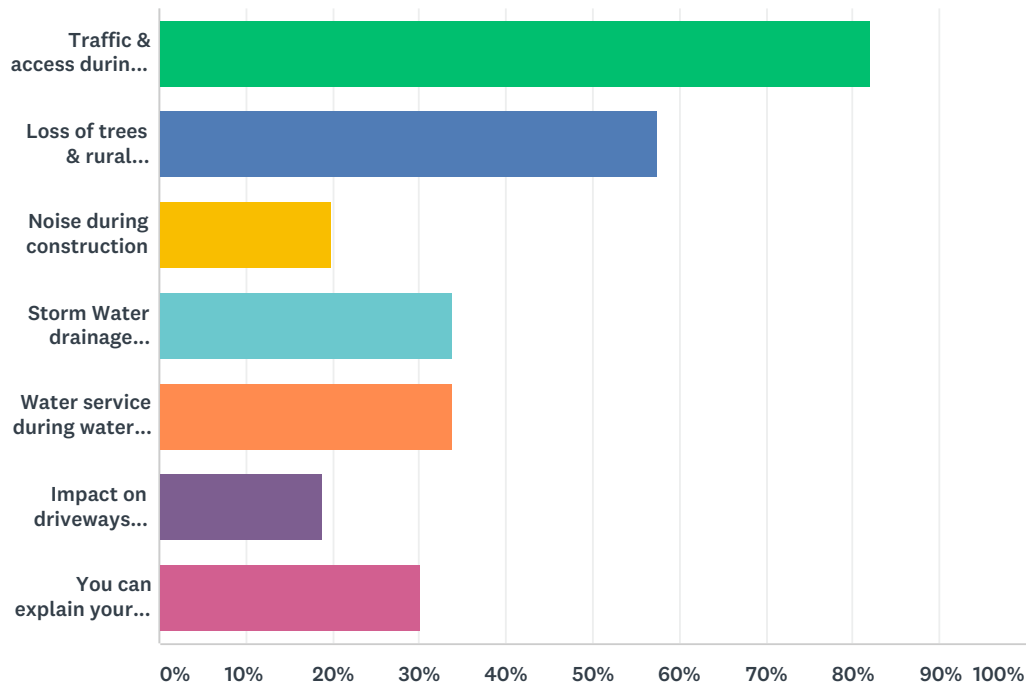
Top two concerns:

- 82.08% of respondents replied that they are concerned about traffic and access during construction
- 57.55% of respondents replied that they are concerned about the loss of trees and rural atmosphere

Q4 In 2016 the City with TxDOT submitted a \$6.5M grant request to the Alamo Area Municipal Planning Organization (AAMPO). On April 25, 2016 the Project was selected for funding with a construction and funding date slated for 2020. The construction and engineering will be overseen by TxDOT and funded through a combination of federal and state dollars. The improvement of NW Military within the City of Shavano Park is only one of three projects improving NW Military. The three projects are (ordered by date): 1. Fall 2018: Adding east to west turnabout at 1604 and NW Military. 2. Fall 2019: Improvements to NW Military north of 1604 for approximately 1 mile. 3. Fall 2020: Improvements to NW Military from Huebner to 1604 (the portion in the City). TxDOT has completed a preliminary schematic for the roadway and is actively working on a 30% schematic, environmental and utility coordination. The improvement project will add a continuous two-way turn lane, bike lanes and sidewalks to NW Military. All construction will take place within the existing right-of-way (electric pole to electric pole) - there will be no acquisition of additional right of way. A typical section of the roadway improvements are depicted below: TxDOT has the following preliminary Public involvement schedule for 2018: January: Round 1 of individualized meetings with property owners adjacent to NW Military March: Public Information Meeting July: Round 2 of individualized meetings with property owners adjacent to NW Military August – September: Public Information Meeting TxDOT has the following preliminary schedule for completion dates of major Engineering milestones: November – December 2017: 30% schematic design & review period April – May 2018: 60% schematic design & review period September – October 2018: Final schematic design & review period Although the City plans to be engaged in these projects, NW Military Highway is owned by the State and they have final say over the design and construction. Please tell us your concerns for the upcoming project, they will be communicated to TxDOT. You can choose more than one or add your own in the comment box.

Answered: 106 Skipped: 13





ANSWER CHOICES	RESPONSES	
Traffic & access during construction	82.08%	87
Loss of trees & rural atmosphere	57.55%	61
Noise during construction	19.81%	21
Storm Water drainage worsening after project is complete	33.96%	36
Water service during water line relocation	33.96%	36
Impact on driveways fronting NW Military	18.87%	20
You can explain your answer or give us your other concerns here.	30.19%	32
Total Respondents: 106		

#	YOU CAN EXPLAIN YOUR ANSWER OR GIVE US YOUR OTHER CONCERNS HERE.	DATE
1	Wild animals will be dislocated	12/11/2017 9:51 AM
2	The sidewalk needs to be set back far enough so that people will be safe from being hit by cars	11/30/2017 12:37 PM
3	Proximity of NW Military to my House after completion of widening. Will we be able to build rock fences similar to the ones lining NW Military from De Zavala to Huebner?	11/29/2017 2:46 PM
4	ANY changes that negatively affect our trees (and not only the live oaks) and natural environment that is being destroyed I am AGAINST.	11/29/2017 10:07 AM

5	<p>Since the City of Shavano Park has the responsibility for public safety within the city limits, I believe that the speed limit on NW Military Hwy within the City of Shavano Park, needs to be reduced to 35 MPH as it is within the City of Castle Hills!, as an adjunct for increased resident safety, including reducing motor vehicle accidents, several of which have caused serious injury, and even a recent death of a resident! We are a residential community, and NW Military Hwy is a residential street, and not an expressway or limited access hwy. Some residents, like us actually live on NW Military Hwy, and believe that it should not become a bypass for IH 10, Loop 1604, or the Wurzbach Pkwy..Also, we must keep the speed limit on the section of De Zavala Rd., within the city of Shavano Park, which is owned and maintained by the City of Shavano Park, at 35 mph, or even lower it to 30mph for safety, in view of San Antonio's widening of De Zavala Rd. from IH 10 to just west of Lockhill-Selma, where our jurisdiction begins, so as to prevent even greater traffic flow and,increased, unsafe conditions and congestion on MW Military Hwy, within the city limits of Shavano Park, by using De Zavala Rd., as a traffic bypass for IH 10, Loop 1604 and the Wurzbach Pkwy. We can do this properly and protect our residents safety, if our elected officials would let TEXDOT know that safety is a big issue with us! NW Military Hwy is designated an F to M Rd,because of some farms that were present along the Rd. and are now gone, as well as one entrance/egress to Camp Bullis. Military vehicles only rarely use our section of NW Military, preferring to use IH 10 and Loop 1604 instead (inside 1604) and our area is single family residential! CONSIDER OUR SAFETY!, TEXDOT cannot do just anything they want to with NW Military Hwy-there are other agencies that override their positions and plans, if it jeopardizes resident safety!</p>	11/28/2017 4:57 PM
6	J	11/28/2017 4:54 PM
7	Very important to maintain a rural atmosphere. It's relaxing and easy on the eyes after the cold harsh concrete of the South section of NW Military.	11/28/2017 1:36 PM
8	Putting in bike lane or pedestrian lanes should mandate the speed be reduced to 35 like at rhe area in castle hills. If the wall falls down shortly after construction of new project then cause was the new project w drilling and blasting. If falls down before rhen very poor workmanship. The wall should be fixed in conjunction with this project or let home owners put up a wooden privacy fence. Noise decibel should not increase in backyards after this new construction, it should actually be better.	11/28/2017 1:01 PM
9	How soon will a utility cut up a nicely paved street once it is complete?	11/28/2017 12:54 PM
10	I like the idea of a turn lane added, possibly bike lanes, but feel 2 turn lanes pkus bike lanes is excessive for the amount of traffic on this portion of N.w Mil. I purchased my property with the trees in mind. To add all tgose lanes will cause removal of them. There is a pretty severe drop in pavement from street to my property (even more next 2 neighbors) and I worry that the build-up you will have to make to increase lanes will cause flooding on my property.	11/28/2017 12:27 PM
11	The traffic is already a huge problem trying to get out of our development. The construction will cause huge delay in getting out. The village feel is definitely is the reason we moved to Shavano Park and it is slowly getting destroyed	11/23/2017 11:22 AM
12	Regret that "improvement" will significantly increase traffic volume, noise and further diminish the suburban quality of Old Shavano	11/22/2017 9:01 AM
13	The area has its own identity. That identity should be maintained and enhanced by the improvements, not lost. The road should not just be an extension of what is found south of Huebner. That stretch looks like an airport runway. Bike/walking paths should be separated from the street by trees etc. Medians with grass and trees should be added where turn lane is not required. This will help distinguish the stretch of road from what is South.	11/22/2017 6:57 AM
14	Cost to SP water users for relocation of water lines was not on this list.	11/21/2017 11:23 AM
15	I am most concerned about noise and our rock walls. which keep falling down. With the heavy equipment running by them, will it make the walls weaker? Can the TxDOT put aside monies for repair... Building taller walls would be even better for keeping the noise level down...with more traffic comes more noise....	11/21/2017 10:47 AM
16	Several years ago the State offered to gift its NW Military right of way to Shavano Park. Is it too late for Shavano Park accept and own the Shavano Park portion of NW Military? Owning the right of way would allow the City complete control, allowing reducing and enforcing speed limits in order to discourage pass-through traffic. I believe that many in "Old Shavano Park", and especially those bordering on NW Military would appreciate efforts to focus any enrichment first onto Shavano Park residents. Remember, if they build it more passers-through will come and potentially degrade the Shavano Park residential appeal.	11/21/2017 9:35 AM

17	The area is dangerous as it is at this time. Turning or trying to go straight across. At night you can not find the entrance to Pond Hill. No lighting and the trees blocking the sign.	11/21/2017 6:58 AM
18	The expansion of Military is a good investment but cutting off parts of this City to other parts of the City and community, just for releaver lanes to support traffic as alternatives to I 10 and US 281 hurts this City. The concept of the Pond Hill intersection is less than what was represented to the community since this project has gone through all public hearings with the assumption it will have a "continuous center turnn lane". Now they TexDoT disclose this information was incomplete and disturbingly faulse.	11/18/2017 10:15 AM
19	I like the proposal! Will make driving on NW Military safer and will make it safer for bike riders and pedestrians.	11/18/2017 7:19 AM
20	the intersection at NW Military and 1604 (inside 1604) is highly dangerous - with 5 lanes and over-development of retail/gas stations, there are too many access points from which cars can enter/exit 1604, at times crossing 5 lanes of traffic. I was in an accident here and have seen multiple other accidents. This dangerous intersection needs to be addressed in this plan.	11/17/2017 9:14 PM
21	Another concern is the speed of traffic and frequent tailgating on NW Military so the signage re: the construction will need to be very clear.	11/17/2017 6:13 PM
22	Safety. Noise after construction.	11/17/2017 5:01 PM
23	Traffic and access after construction for Wagon Trail residents/traffic	11/17/2017 4:32 PM
24	Left turn capabilities from all side streets.	11/17/2017 3:40 PM
25	Construction should be done at night if possible.	11/17/2017 3:37 PM
26	Our sprinkler system in that area and our water line connections, which are a bit more complicated as we have multiple shut-off valves.	11/17/2017 3:31 PM
27	We pay way to much money in Huntington to be inconvenienced with a bad decision in the kinnian way and nw military intersection. Dominion got their own exit and we pay way more taxes in Huntington!!!!!! Whatever is done should be to our benefit.	11/17/2017 3:15 PM
28	All electric lines should be place underground to make this road more aesthetically appealing.	11/17/2017 2:46 PM
29	Its the same old same old bike lane concept. Nothing but a shoulder to the road. Unsafe and basically worthless. Why can't we ever learn how to provide usable bike paths.	11/17/2017 2:40 PM
30	A traffic light at the intersection of NW Military & Pond Hill is desperately needed!	11/16/2017 10:05 PM
31	Concerned on the noise after expansion.....we are 2nd house in from NWMilitary. Concerned on speed of traffic. Would like to see speed limit dropped to 35mph like Castle Hills has on the other end of NW Military.	11/16/2017 6:30 PM
32	Fast moving large semis trucks, cars right next to back fence where children and grandchildren play, possibly coming through fence in accident. Additional non-ending traffic noise from being faster and closer to our homes and loss of tree barriers.	11/16/2017 12:50 PM

## Question 5 Summary

### **Comments on Pond Hill Intersection options**

Some trends in the open-ended comments:

- Strong support for signalized intersection option
- Significant concerns with restricted left turn option
- Current intersection is a safety hazard – some traffic control is needed

**Q5 Pond Hill Intersection** In connection with the NW Military Highway improvement project, TxDOT has currently considering two options for improving the safety and traffic flow at the Pond Hill and NW Military intersection. A third option, a roundabout, has a consensus between TxDOT and the City of being infeasible for the intersection. The first option is a signalized intersection, and the second is a restricted left turn intersection. The designs: Signalized Intersection Restricted Left Turn While study of the intersection is still underway and no final determination has been made, City staff is not presently in favor of the restricted left turn lane. The primary reasons being it would prevent Huntington and Willow Wood residents from taking a left turn onto NW Military and such a configuration would prevent residents on Pond Hill to continue straight on Pond Hill through the NW Military Highway intersection.. Please provide any comments you may have regarding the TxDOT proposals on the Pond Hill - NW Military intersection.

Answered: 87 Skipped: 32

#	RESPONSES	DATE
1	I BELIEVE SIGNALIZED INTERSECTION IS THE SAFEST INTERSECTION FOR SHAVANO PARK CITIZENS. BACKING UP TRAFFIC TO 1604 NEEDS TO BE SOLVED WITH THIS TYPE OF PAN.	12/18/2017 11:31 AM
2	A traffic light at Pond Hill and Military is a MUST	12/11/2017 8:31 PM
3	Roundabouts such as in Olmos Park should be considered.	12/11/2017 9:51 AM
4	Prefer signalized intersection.	12/6/2017 4:29 PM
5	A signalized intersection is the only reasonable approach. Turn restrictions cause significant problems for those residents and businesses at/near the intersection.	12/4/2017 10:37 AM
6	I would prefer the signalized intersection	11/30/2017 12:37 PM
7	Preferred design is the signalized intersection, as this still controls traffic and provides safe crossing across traffic lanes, but allows residents of Willow Wood neighborhood flexibility to travel either direction on NW Military.	11/29/2017 8:21 PM
8	I would totally agree that the restricted left turn would not be favorable for the fellow SP residents in Willow Wood and Huntington. I would be more in favor of a signalized intersection.	11/29/2017 5:27 PM
9	My recommendation is a Signal Light for safety reasons and the opportunity to turn left coming from Pond Drive. If you can't turn left on NW Military I would need to use the frontage rd on 1604 / Pond Hill which is becoming dangerous due to limited sight & speed of traffic. Since the new traffic signal went up at Lockhill Selma Rd - speed has increased on the frontage road as well as traffic.	11/29/2017 9:54 AM
10	Signal light best solution	11/29/2017 6:57 AM
11	The Restricted Left Turn Option is RIDICULOUS!! We bought in Willow Woods because of the easy and multiple access to 1604!! Restricting left turns will anger Willow Woods residents who work east of NW Military and also make emergency trips to Stone Oak hospitals from Willow Woods much more problematic.	11/28/2017 8:08 PM

12	I would support a signalized intersection. Currently with the new light at Lockhill Selma the traffic backs up on the 1604 feeder west of Pond Hill and from Willow Wood the only exit is Pond Hill and Military. A restricted left lane would make Willow Wood an Island and nearly impossible to exit. I'am for a signalized intersection at Pond Hill and Military to allow Exit access to the North and the South	11/28/2017 6:49 PM
13	There should be no entrance/egress restrictions for any resident. Any restrictions should be protested to TEXDOT and if rejected appealed to the governor and/ legeslature	11/28/2017 4:57 PM
14	Restrict left turns into Starbucks and that will solve most	11/28/2017 4:54 PM
15	Both are not solutions I like. With that said, a light is better than a round about. I wish I had another idea to provide.	11/28/2017 12:54 PM
16	agree with concern	11/28/2017 12:17 PM
17	I would prefer a signal on NW Military at Pond Hill. Otherwise, it forces the neighborhood to use the 1604 access road, which is becoming significantly busier as businesses move in and visibility is limited due to the hill.	11/28/2017 9:03 AM
18	Please do not put a stoplight - that restricts flow all the time, while a left turn only only affects the less major street	11/27/2017 9:50 PM
19	In favor of signalized intersection (first option)	11/26/2017 8:43 PM
20	Restricted left turn is preferable	11/25/2017 11:58 AM
21	The best of the two options is the signalized intersection. We the residents currently have huge issues getting on to 1604. Restricted left turn will pretty much allow us only to use the NW military in one direction. Our life will be miserable. It is difficult to join the loop 1604 from the Pond Hill road as the traffic back up and cannot join for a long time. People use the Pond Hill road to short cut from 1604 loop to join NW military, This adds more confusion in our residential area.	11/23/2017 11:22 AM
22	Please no more raised medians. They are a total disaster south of city limits on NW Military. Let's have another look at a roundabout.	11/23/2017 8:26 AM
23	we agree that there should not be restricted left turn	11/22/2017 4:24 PM
24	I prefer a signalized intersection.	11/22/2017 12:38 PM
25	Of those two options, the signalized option seems most reasonable. It seems that its proximity to 1604, however, may make the timing with traffic difficult.	11/22/2017 6:57 AM
26	Prefer light	11/22/2017 5:45 AM
27	Need traffic light	11/21/2017 5:39 PM
28	Our family would prefer the signalized option for the Pond Hill – NW Military intersection.	11/21/2017 5:21 PM
29	I prefer the signalized intersection! I live in Willow Wood and do exit the neighborhood turning left from Pond Hill onto NW Military. I would prefer to keep that option.	11/21/2017 5:03 PM
30	Favor the Signalized Intersection option Strongly not in favor of round about option	11/21/2017 4:55 PM
31	This needs a traffic light. An additional benefit is that a traffic light slows down traffic on NW Military Hwy- which is going to increase. Additionally, any round about is simply a disaster for NW Military Hwy-	11/21/2017 11:23 AM
32	I think it desperately needs a signal light.	11/21/2017 10:15 AM
33	I believe that the traffic light may be preferable to Shavano Park residents if it can discourage non-Shavano Park residents from using Military as a throughway.	11/21/2017 9:35 AM
34	Signal makes the most sense.	11/21/2017 9:26 AM
35	Turning left onto Military from Pond Hill or long bough is dangerous but don't like the thought of lights.	11/21/2017 9:02 AM
36	I like the safest option! Restricted left turn.	11/21/2017 8:53 AM
37	The restricted left turn would not be acceptable. The buildup of overall traffic on 1604 results in traffic jams on the frontage road as it is. Adding to that by requiring all Willow Wood and Pond Hill traffic to go to the access to then sit at the NWM light to go eastbound would be a disaster.	11/21/2017 8:11 AM
38	I prefer the signalized intersection.	11/21/2017 8:08 AM

39	Signalized intersection seems the best option.	11/21/2017 8:07 AM
40	I believe the turn signal would allow SP residents the most freedom to continue to use the daily routes that fit their needs. Restricting turns for people who use the intersection multiple times per day seems a burden. The light would hopefully allow periods for people turning off of Broken Bough, Long Bow, End Gate, etc. opportunities for moving out onto NW Military more easily. The only issue I see is the short distance between the light at 1604 and Pond Hill, if that makes sense.	11/21/2017 7:54 AM
41	prefer signalized intersection at pond hill and nw military	11/21/2017 7:02 AM
42	See above notes. It is dangerous at this time	11/21/2017 6:58 AM
43	I would prefer the signalized intersection so we can make a left turn.	11/21/2017 6:23 AM
44	Yes, to a light at NWMilitary & Pond Hill.	11/21/2017 6:22 AM
45	Traffic signal would work. Not in favor of no left turn. You	11/21/2017 5:28 AM
46	I would prefer having a stop light at that intersection. I feel restricting making a left turn on to NW Military is not a valid option. This would restrict access to Willow Wood tremendously due to the increase traffic on the frontage road. It will devalue our entire community and businesses.	11/21/2017 4:54 AM
47	Not in favor of it at all as a resident of Huntington. Most of our drive is to access MW Military avenue towards Wurzbach parkway, It is hard to turn right as well. We need a traffic light thru out the day. It is needed more for morning traffic as our childrens schools are to the left of our exit .	11/20/2017 3:42 PM
48	Signalized seems best.	11/20/2017 3:29 PM
49	I am opposed to the restricted left turns. Living in Huntington and not being able to turn left on to Military is a must! The City of Shavano should fight TXDOT on this issue and demand a light at the intersection. Having restricted turns will hurt not only the residents in the areas but businesses too.	11/20/2017 9:22 AM
50	HUNTINGTON RESIDENTS NEED THE LEFT TURN TO NW MILITARY CLOSE ACCESS TO BUSSINESSES AND LEAVE THE NEIGHBORS ALONE!!! DONT LET BUSSINESS ACCCES TO POND HILL!! WE PAY A LOT OF TAXES FOR YOU TO CLOSE LEFT TURN	11/19/2017 9:03 PM
51	As a resident of Huntington, I would prefer the signalized intersection plan to allow left turns into the City of Shavano Park.	11/19/2017 1:55 PM
52	I am in favor of the Signalized Intersection option at Pond Hill and NW Military . A Restricted Left Turn at Pond Hill and NW Military will impact Huntington Residents tremendously in a very negative way. The back gate of Huntington will have no access to go south on NW Military. All traffic will have to go North and do a U turn on NW Military somewhere on the other side of 1604. Then proceed back south to get to stores, restaurants, post offices, schools, etc. This is a horrible solution, and will cause congestion in the area just north of 1604 where cars will be looking for a place to do a U turn. I use this route daily, multiple times, and I travel south from Huntington, not north. My time spent on 1604 is minimal and I would like to keep it that way. Also, the front gate of Huntington exits on an east bound frontage road that would necessitate travel to Bitters to turn around to return to NW Military in order to go south on NW Military. A signalized intersection is needed for this intersection. The Exxon on the SW corner of 1604 and NW Military will probably suffer will reduced business but it is currently a risky left turn from NW Military into their side entrance.	11/19/2017 1:40 PM
53	There without a doubt needs to be a light at the intersection of Collins Circle and NW Military. It is very dangerous going both left and right to NW Military. There should be a traffic light. This will eliminate accidents and help with ongoing traffic. Not being able to take a left should not be an option. This is why we moved to this location because of the easy access on NW military. We need to be able to take a left. A traffic light would be the best option, We moved to this area for a reason and this was for the location. Traffic light please	11/19/2017 1:14 PM
54	Disagree- all our kids schools and work place is south of Northwest military towards castle hills. 1604 is horrible during peak hours and it will be a nightmare to take 1604 west since there is no dedicated turnaround lane at the Bitters road and it is added milage and additional traffic everyday on the already 1604 conjested traffic. Bottom lane - We need the Left access on NW military with or without traffic light coming out of huntington subdivision. Thanks	11/18/2017 1:34 PM
55	My vote is for traffic signal at this intersection	11/18/2017 12:26 PM



56	TexDoT should have to go back to MPO and City with this intersection and admit that they are not setting up continuous turn lanes but are disaffecting some neighborhoods inside this City for the benefit of through traffic from other areas. I think this matter is more serious than the City has allowed us to know about. We should be contacting our State Representative and senator with out further delay to force TexDoT to change their path on this project.	11/18/2017 10:15 AM
57	We are not in favor of restricting left turns onto NW Military. This is the road that we use to access school and businesses in the area daily. However, a traffic light would enable us to continue to access NW Military and also be safer than the current setup. I believe restricting access would negatively impact our family as well as the current and future businesses planned in the area.	11/18/2017 9:44 AM
58	Traffic on NW Military has increased markedly over the last 2 years, so I'm in favor of changes that will make it easier for residents to get on to NW Military.	11/18/2017 7:19 AM
59	We the residents of Huntington need the left turn into NW MILITARY PLEASE CONSIDER OUR NECESITIES!!!	11/17/2017 7:33 PM
60	The restricted left turn lane makes much more sense. The number of people inconvenienced is minimal compared to the many problems created by adding a signal.	11/17/2017 6:58 PM
61	Not being able to turn left onto NW Military would be horrible for us in Huntington. Having access to NW Military is one of the main reasons we bought our home in Shavano Park. Being able to turn left onto NW Military gives us options to avoid the heavy traffic on 1604 and almost all of our driving requires us to turn left on NW Military. We are extremely upset at even the thought of a left turn restriction. The signalized option is the solution. Please tell TxDOT the signalized option should be the only option under consideration.	11/17/2017 6:49 PM
62	I am against having a signal at Pond Hill prior to the intersection of 1604 and NW Military signals as this will cause further traffic back ups and delay. I would favor restricted left turns. There are ways to work around that with the Pond Hill/1604 Access Road outlet.	11/17/2017 6:13 PM
63	We would like signalized intersection because we predominantly make the left on NW military numerous times a day.	11/17/2017 6:00 PM
64	I believe that this intersection should be a light. Restricting access to one way is a huge disservice to the residents of both Huntington and Willow Wood and the businesses within the area too.	11/17/2017 5:08 PM
65	A light is needed. There are too many residents in Huntington and in Willow Wood to consider restricting our access to one way on NW Military within our own community. We pay a lot of money in property taxes and shouldn't be restricted from access to DeZavala and Huebner when a stop light would solve the problem.	11/17/2017 5:03 PM
66	I am absolutely horrified at the thought that the City is considering eliminating the left turn out of Huntington. We just purchased a very high priced home with the accessibility to Military Hwy being a high priority. In addition, we pay exorbitant taxes for the City to decide after the fact to change its course. We implore you to consider adding a light at the intersection, rather than creating even MORE traffic at 1604 because of turnaround situations!	11/17/2017 4:42 PM
67	The signalized proposal seems the best option - my concern is those of us on Wagon Trail trying to get across NW Military at rush hours and even at signal backups. Will we have to turn right at signal (or at a turnabout) or go down Wagon Trail to Shavano for entrance across NW Military?	11/17/2017 4:32 PM
68	Oh thank you! I like what they are proposing.	11/17/2017 3:40 PM
69	Prefer signalized intersection.	11/17/2017 3:37 PM
70	The signal light may be the best alternative, if the traffic merits one.	11/17/2017 3:31 PM
71	A restricted left turn from Huntington would completely negate the main reason why we moved to this neighborhood. Our children attend Antonian HS in Castle Hills and access to NW military in that direction was a huge deciding factor in purchasing our lot and building our new home here. Our children will be commuting there for the next 4 yrs and a signaled intersection would make much more sense for many of us from the neighborhood who travel in that direction. You can look into sales of the Huntington neighborhood prior to the opening of the NW military gate and I think you will be able to correlate that increase in sales with the ability to exit onto that main street. There are many others in the neighborhood who do the same trip as I do and will feel the same about a possible limitation in turning left into Shavano Park. We moved to this community specifically for that ability and access and to change that now would be very much a daily inconvenience for us all. Please do NOT consider that a viable option as that would ruin our daily commute.	11/17/2017 3:23 PM



72	MW military needs to have a turn around. Kim lan way needs a traffic light. We must be able to still turn left from Kinnian way (Huntington). Do Not restrict a left turn from Huntington!!!! We pay WAY too much money in Huntington to not have a left turn on military.	11/17/2017 3:15 PM
73	I totally agree with the City Staff's position--restricted left turn at this intersection is COMPLETELY UNACCEMTABLE. The intersection can only be improved by installing traffic lights. Furthermore, the dedicated right turn ramp from Pond Hill to NW Military Hwy south should remain in place to maintain adequate traffic flow from Pond Hill.	11/17/2017 2:46 PM
74	Really don't like either. Not sure how you are going to feasibly allow ingress/egress for Starbucks as well. Not sure why a roundabout wouldn't have been functional. Better than a signal that close to 1604 intersection.	11/17/2017 2:40 PM
75	We are 100 % AGAINST the restricted left turn onto NW Military. Our whole reason to have that exit our our neighborhood is because we need to go left on NW Military for church, family, the grocery store, banking, restaurants, etc. It will deter us from doing business in Shavano Park, the city we live in. We are against the restricted no turn lanes.	11/17/2017 2:39 PM
76	Neither choices are good ones and I certainly empathize with the people living in both the Huntington and Willow Wood area as the existing intersection was unfortunately not well thought out in the beginning. Without a traffic light installed to insure the safety of these individuals needing to turn left onto NW Military it will only guarantee someone will be killed attempting to make these turns. It is a proven fact that intersections are the cause of the most fatalities including the one at 1604 and NW Military less than a block away. Based on the safety end I must lean toward a restricted left turn intersection. If it's a matter of individuals inconvenience over the certain and ultimate death (which could be that of an innocent child riding in a vehicle) I would choose inconvenience.	11/17/2017 1:25 PM
77	Traffic signal seems to be the best option here	11/17/2017 9:53 AM
78	I am for the signalized option. The traffic circle will not work. It will be gridlock.	11/17/2017 9:37 AM
79	Add a traffic light so people can get out of their neighborhood	11/17/2017 9:06 AM
80	As a WillowWood resident, I am not in favor of restricted left turn lanes (via poured concrete medians). I think it would encourage many to turn right and then make illegal U-turns shortly thereafter. Restrictive concrete medians will reduce ease of access and exit to and from not only WillowWood, but also Huntington. Addition of a stoplight will improve traffic flow, as it doesn't prevent turning right when traffic is clear, but it also guarantees access to a left turn.	11/17/2017 8:47 AM
81	Do not restrict the left turn from Pond Hill to NW Military	11/17/2017 6:57 AM
82	A traffic light is SO needed at this intersection. It is very unsafe for all drivers taking lefts AND changing lanes.	11/16/2017 10:05 PM
83	Signalized light. Want traffic to slow down. Would prefer a speed limit to be reduced to 35 mph like it is through Castle Hills on NW Military	11/16/2017 6:30 PM
84	Stop light , will slow people down on NW Military	11/16/2017 6:27 PM
85	Neither option seem to be perfect, but something needs to be done there due to high traffic and difficulty in crossing Military.	11/16/2017 5:55 PM
86	Totally oppose Restricted Left Turn... That would be ridiculous! One of the reasons we built in Willow Wood is that it has easy access to 1604.	11/16/2017 2:36 PM
87	Do not restrict residents left turn as many moved for convenience to interstates sand such, not to be later restricted.	11/16/2017 12:50 PM

### Question 6 Summary

#### **Concerns about Storm Water Drainage after construction is complete**

- Significant concerns with roadway improvements worsening drainage
- Many residents commented on their trust / confidence in TxDOT to ensure project does not worsen drainage – their reported trust / confidence was mixed

**Q6 The City has delivered the City Engineer's (KFW Engineering) recommendations for drainage improvements along NW Military to TxDOT but has yet to provide the data & calculations in the drainage model itself. The City will provide this once KFW Engineering submits its final report to Council this November. TxDOT has not yet provided preliminary drainage design along NW Military. The limited information on drainage design the City has so far is that the preliminary schematic designs show some areas of NW Military having storm water sewer systems rather than bar ditches as the roadway currently has. Although TxDOT has assured the City that storm water runoff will not be worse with improvements to NW Military, what are your concerns about flooding and storm water drainage after construction is completed?**

Answered: 49 Skipped: 70

#	RESPONSES	DATE
1	TxDot provided an engineers certification that flooding and storm drainage after construction will not occur	12/11/2017 8:31 PM
2	That it will still exist or be worsened.	12/11/2017 9:51 AM
3	Perform a CAD/CAM analysis of the design to assure adequate drainage.	12/4/2017 10:37 AM
4	Storm water sewer system should be used as needed to prevent flooding.	11/30/2017 12:37 PM
5	Hopefully the assurance of TxDOT is enough that the storm water runoff will not be worse. If it is though, who is going to be responsible for taking care of the problem?	11/29/2017 5:27 PM
6	Concern exists regarding overflow of local creeks currently used as drainage	11/28/2017 6:49 PM
7	I do not trust many of TEXDOT's recommendations, as many in the past have been faulty and have not passed the scrutiny of my PhD industrial engineer, relative.	11/28/2017 4:57 PM
8	Our street floods badly when it rains hard, like a 6" river running down the street from long bow intersection. Arrow Mound does this also, even worse. I am anxious that this could get worse with redirection at NW Military, so I would like that to be considered.	11/28/2017 4:54 PM
9	Over the last 47 yrs since my parents purchased their home, water has backed up onto driveway due to swollen creek going under tunnel under Military. I don't want anything to worsen that. Also, I am very concerned about loss of driveway any how it will be affected by widening of hwy.	11/28/2017 4:31 PM
10	The water will move off pavement too fast and cause flooding.	11/28/2017 12:54 PM
11	Addressed above.	11/28/2017 12:27 PM
12	none	11/28/2017 12:17 PM
13	My concern is mosquito control. Most remedies include retention ponds which significantly add to pest control unless properly installed.	11/28/2017 9:03 AM
14	Water coming off roadway down my driveway flooding my home as the neighbor's has.	11/26/2017 10:39 PM
15	None. But let's move the bike lanes to the outer edge of the ROW, away from vehicular traffic.	11/23/2017 8:26 AM
16	Significant concerns as previous flooding have incurred costly damage to my property and surrounding properties. Flooding must be addressed and remedied within construction plans.	11/22/2017 9:00 AM
17	I am concerned about flooding/drainage post construction, and then at that point it is too late and too difficult to resolve the problem.	11/21/2017 6:43 PM

18	Very little concern. I think the study that the city conducted was pretty thorough. Predictions already know where the problems are, and if current problems are addressed, it seems likely that any new problems, if there are any, would be handled at that time as well.	11/21/2017 5:03 PM
19	Definitely do not want storm water drainage any worse than it is at present	11/21/2017 4:55 PM
20	TxDOT can not guarantee storm water runoff will not be worse after cutting trees and adding asphalt. They simply provide a design. However, if they assure the City that storm water runoff will not be worse (at TX DOT expense if it's worse), we could be more confident.	11/21/2017 11:23 AM
21	No one is taking responsibility for the containment system behind Penns Way. I don't trust that the planners in Austin will properly access the drainage during and after construction.	11/21/2017 10:15 AM
22	Drainage should stay no worse after the project than it is currently. For all of the \$\$ to be spent on NW Military "improvement", drainage should be changed in a way that benefits certain residents and harms none. The City should be certain that TxDOT indemnifies both the City and individual residents against any adverse effect of changes to drainage to either City or private property that may result from the NW Military "improvement".	11/21/2017 9:35 AM
23	Just need to ensure we have appropriate run off	11/21/2017 9:26 AM
24	Concern for flooding of residents on NW Military, especially those in low lying ares.	11/21/2017 8:53 AM
25	That the storm water system is adequate to handle the runoff and prevent flooding.	11/21/2017 8:08 AM
26	It's always a worry that more hard surfaces lead to more water runoff. The water has to go somewhere, and with soil covered with asphalt and concrete, there is less area for absorption. I am not an engineer, so maybe that isn't a valid worry, but I would want it addressed. I am thrilled about the project. It's terrifying at times trying to turn onto or off of Broken Bough or Long Bow, and sidewalks have always been needed.	11/21/2017 7:54 AM
27	Hope they are able to work out the problems at the end of the construction.	11/21/2017 6:58 AM
28	Texas DOT engineers are more qualified to project drainage needs during a project than I am.	11/21/2017 6:22 AM
29	None	11/20/2017 3:29 PM
30	Capture the water and feed it directly to the creek. Do not let it run through neighborhoods from far away. Spend the \$ and do it right the first time.	11/18/2017 8:56 AM
31	Would want the new design to have the capacity of the current design, as a minimum. Ideally, the new design should be sufficient to handle a storm water event similar to what Hurricane Harvey delivered to Houston. Those types of storms may be more frequent in the future.	11/18/2017 7:19 AM
32	Currently, there are no observed drainage issues; please maintain appropriate drainage and runoff during and after construction.	11/17/2017 9:14 PM
33	Areas of the city already have serious issues. They must be considered	11/17/2017 6:58 PM
34	We would like reassurance that storm water runoff will not be worse.	11/17/2017 6:49 PM
35	I favor using storm sewer drainage rather than bar ditches. Can CPS also bury electric lines while this project processes and also sewer lines for the older side of Shavano Park where septic tanks are used?	11/17/2017 6:13 PM
36	That we don't have water accumulation on roads during heavy rains.	11/17/2017 6:00 PM
37	None. I trust their judgement.	11/17/2017 3:40 PM
38	None.	11/17/2017 3:37 PM
39	Not sure.	11/17/2017 3:31 PM
40	I cannot imagine that TxDot would or could worsen.	11/17/2017 2:40 PM

41	Having lived in Shavano Park for over 50 years and living on one of the lower lots on Shavano Drive unfortunately I know the path that the water takes on this side better then I want to. Much of the drainage that comes down Shavano, Wagon Trail, and the Estates of Huntington feed directly into the Pond behind all three which renders the cul-de-sac lot off Wellesley Landing non-saleable due to the backup the pond experiences. When it rains heavily (1.5 to 4+”) this pond overflows and goes into the back yards and houses of the residence living on Wagon Trail, then further into the residences living on NW Military and then directly onto NW Military Hwy where it spills directly onto the roadway causing a single lane of traffic. This Pond instead needs to feed into the drainage ditch already established behind the residence on Wagon Trail which interconnects to the larger drainage ditch off Kinnan Way which ultimately runs under NW Military in this same intersection talked about above. By doing this it should ultimately solve many homes currently flooding on these three streets without additional cost to the city.	11/17/2017 1:25 PM
42	more study needed.....storm water drain off is a major concern.....do it right so we don't have to go back and fix it later further impacting the city	11/17/2017 9:53 AM
43	Making sure the water has an unimpeded place to go.	11/17/2017 9:37 AM
44	The area under Pond Hill has 2 large retention ponds plus a natural pond. We have more mosquitos than ever. More concerned about not being able to be outside for 9 months of the year for fear of contracting Zika, West Nile Fever, dengue, etc.	11/17/2017 8:47 AM
45	I would hope the drainage would be improved with new construction	11/17/2017 6:57 AM
46	We are concerned with run off since we are the 2nd house in off NW Military	11/16/2017 6:30 PM
47	The city should ensure that TxDOT accounts for the additional water runoff that will occur because of the additional impervious surfaces being added.	11/16/2017 5:55 PM
48	Just hope that TxDOT is right.	11/16/2017 2:36 PM
49	Concern about moving forward without a plan or design for storm runoff.	11/16/2017 12:50 PM

**Town Plan 2017 Update**  
*NW Military Highway*

Consensus from December 6, 2017 Planning & Zoning Commission Meeting

- City will continue coordination with TxDOT to ensure the improvements to NW Military are designed to fit the needs of Shavano Park residents and businesses.
- Improvements planned for the 2020 NW Military Highway project focus upon:
  - Creating a continuous 2-way center turn lane
  - Adding bike lanes both directions
  - Adding sidewalks on both directions
  - Drainage as required
- City will work with TxDOT to ensure that no further widening of NW Military happens in the future beyond the improvements slated for 2020. The City does not want a “runway” of concrete dividing the City in the future.
- City will take a strong position that Pond Hill intersection improvements to not impede the access of Shavano Park residents.
- City will ensure TxDOT is accountable for ensuring drainage runoff for Shavano Park property owners does not worsen after NW Military highway improvements are complete.

*From Development Consensus:*

- Include discussion regarding the preserving single-family residential use in residential zoning districts and future review of ordinances regulating redevelopment to preserve single-family use (with specific mentions of preventing business along NW Military Highway in residential zoned areas)

## PLANNING AND ZONING STAFF SUMMARY

Meeting Date: May 2, 2018

Agenda item: 6

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

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**AGENDA ITEM DESCRIPTION:** Discussion – Review proposed changes and updates to the City’s 2010 Town Plan regarding improvements to NW Military Highway – City Manager Hill.

X

**Attachments for Reference:** 1) 8a Town Plan 2018 NW Military Highway section

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**BACKGROUND / HISTORY:** Based upon previous public hearings and Commission consensus, staff in consultation with Chairman Janssen has drafted and refined the planning focus areas for NW Military Highway chapter for Commission review.

In March the Planning & Zoning Commission reviewed the introductory and existing conditions material of the Town Plan and gave guidance to staff. In April the Commission reviewed Sidewalks, Drainage and Development sections of the Town Plan.

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**DISCUSSION:** Section-by-section review by Planning & Zoning Commission will facilitate reading and review of the Town Plan document.

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**COURSES OF ACTION:** Planning & Zoning Commission makes recommended changes to the 2018 Town Plan and provide guidance to staff.

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**FINANCIAL IMPACT:** N/A

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**MOTION REQUESTED:** N/A

# NW Military Highway



## History

NW Military Highway (FM 1535) is an 8.2 mile stretch of State Highway running from Loop 410 to Camp Bullis. This roadway dates from the 1950s and was built to connect Camp Bullis to the City of San Antonio. Since the 1950s, this roadway has grown to be a key artery for north Bexar County, with approximately 1.8 miles of NW Military Highway running through the middle of the City of Shavano Park. It has changed from being a quiet two lane road used for military purposes into a busy thoroughfare connecting Loop 410 with Loop 1604.

The 2010 Town Plan addressed NW Military Highway by concluding, *"Throughout the planning process, the citizens of Shavano Park strongly expressed their desire and support for the City to take control, to the greatest extent possible, of the decision-making process for development, design, and the look and feel of the impact of the future improvements to NW Military Highway. The citizens of Shavano Park want NW Military Highway to essentially be the 'Main Street' for Shavano Park and effectively be designed to support the rural look and feel the citizens want for the City. In addition, the citizens do not want NW Military Highway to further bisect the City or generate a perception that it separates one section of the City from another section."*

This vision was the guide for the City as it built a way forward towards improving the safety & traffic flow on NW Military Highway.

## Building a Way Forward

As a part of the 2010 Town Plan's action steps, in 2011 the City contracted a Traffic Study on NW Military Highway to determine present and future traffic conditions. The Study counted 11,900 vehicles a day for Shavano Park's portion of NW Military Highway and also accurately predicted that by 2016 traffic would increase by nearly 50% to 17,400



*Exhibit from preliminary schematic of improvement project*



vehicles a day. By 2017 traffic counts were already at 18,365 vehicles a day - an increase of over 5% in vehicle traffic in just one year. With the accelerating rate of developments along Loop 1604, all future projections call for continuing increases in traffic on NW Military Highway. It is clear the City needs to take action to ensure the safety of residents that both live on and travel on NW Military Highway.

In 2015, the City Council approved a partnership with Texas Department of Transportation (TxDOT) for improvements to NW Military Highway. TxDOT agreed to submit a NW Military Highway improvement project on the

City's behalf to the Alamo Area Metropolitan Planning Organization (MPO) for federal funding, provide the required 20% local match for the construction, provide payment for all non-construction related costs, and oversee construction of the project. In 2015, the Planning & Zoning Commission and the City Council developed a consensus for the City's future vision of NW Military Highway and provided it to TxDOT. In the spring of 2016, the City's project was funded by the MPO through a combination of federal and state dollars. The project is slated to begin construction in the fall of 2020 and construction will be overseen by TxDOT.

### **The 2020 Improvement Project**

Beginning in 2017, the City began holding planning meetings with TxDOT on the design and development of the project. As of April 2018, TxDOT is engineering and designing the 60% schematic design – a significant step in the engineering process. The TxDOT plan thus far differs from the City's consensus document in one primary aspect: it currently provides for on-street rather than off-street sidewalks. The TxDOT plan, however, is otherwise consistent with the City's vision, and includes on-street bike lanes, road curbs, and a continuous 2-way center turn lane. City staff intends to continue to meet with TxDOT and stress the City's desire for off-street sidewalks that would meander around roadway trees to increase the safety of our residents walking along NW Military Highway and to save as many trees as possible.

## **NW Military Hwy Improvement Project**

(Huebner Road to Loop 1604)

### **Existing Conditions**

- Approximately 2 miles
- 4-lane road without a continuous center-turn lane
- Turn lanes exist at Huebner Road, De Zavala Road, and approaching Loop 1604

### **Planned Improvements**

- Addition of a center-turn lane
- Addition of sidewalks and bicycle accommodations
- Intersection improvements

### **Considerations**

- Safety and mobility
- Trees and landscaping
- Drainage

### **Crash Data Reported (from 2012 to 2017)**

- 146 minor crashes and 7 major crashes
- 2 crashes resulted in fatalities

The City intends to joint bid with TxDOT any necessary relocation of the City's water lines. This joint bidding will reduce the costs for the City due to efficiency in financing and mobilization and provide unified management of the construction and utility work.

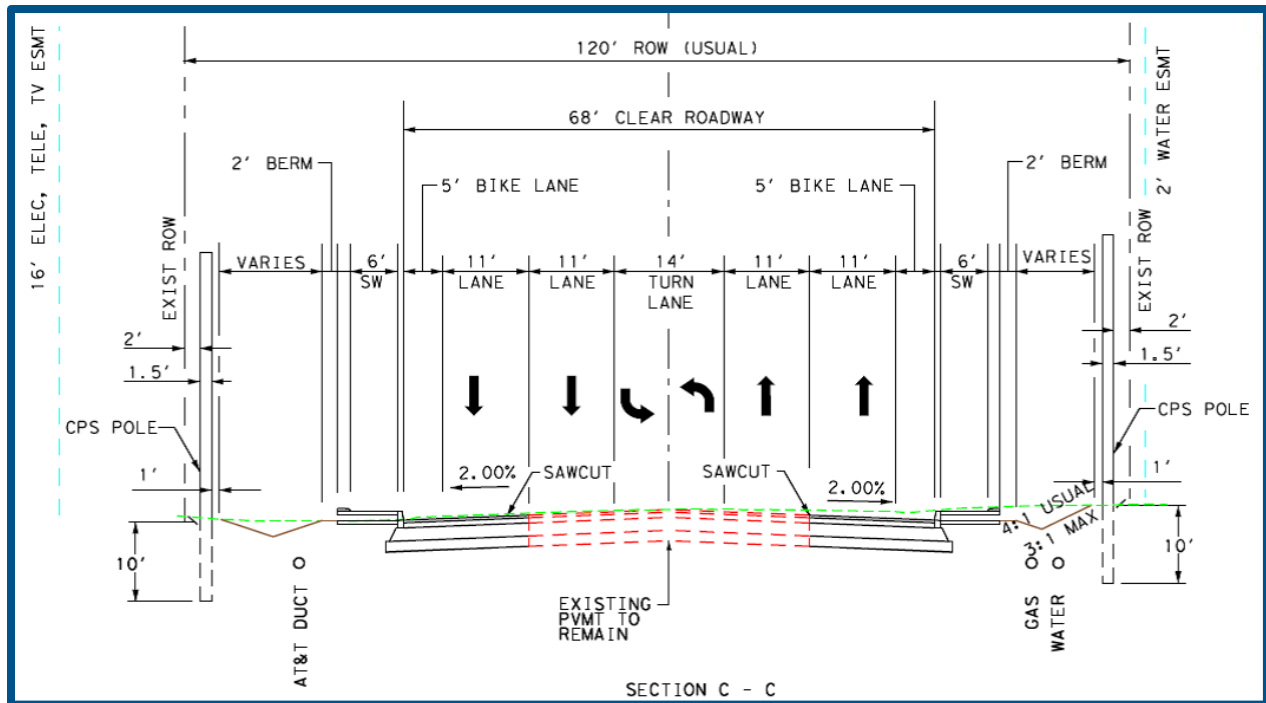
Even before 2015, when the City began coordination with TxDOT, the intersection of NW Military Highway and Pond Hill Road was a known safety hazard and a topic of discussion with TxDOT. The proposed improvements at the intersection are being included in the overall improvement project. The City's position is that a traffic control device is needed to ensure the safety of residents.



*NW Military on a typical weekday afternoon*

During its initial planning, TxDOT considered several options for the intersection including a restriction on left turns at the intersection. This option is not supported by the residents or the City. During the Town Plan update, residents strongly voiced their concerns regarding restricted left turns at Pond Hill and NW Military Highway. There is, however, strong support from residents for the implementation of a signalized intersection. The City has also requested that TxDOT place a 'No U-Turn' sign and create crosswalks at the intersection to improve resident safety and pedestrian accessibility.

After public comments received during the Town Plan Public Hearings, the City additionally requested that TxDOT place a crosswalk at the intersection of NW Military Highway and De Zavala Road.



*A typical section of NW Military Improvements*

## **Concerns for Upcoming Northwest Military Highway Improvements**

The residents of Shavano Park expressed concerns about the upcoming improvements to NW Military Highway during the Town Plan update process. Residents gave feedback on the following concerns:

**Noise & Access during Construction.** The City and TxDOT understand that like all roadway projects, noise and limited access will be inconveniences during construction. The City will rely on TxDOT's considerable experience with roadway construction to apply best practices to reduce annoyances and inconveniences to residents. In addition, the City will listen to resident concerns during construction and try work with residents and TxDOT to remedy problems as they occur.

**Loss of Trees & and Rural Atmosphere.** Residents expressed concerns that the widening of NW Military Highway would cause significant loss of large heritage trees and reduce the City's traditional atmosphere as a rural community. The City plans to continue to work with TxDOT to reduce the numbers of trees lost, although it is anticipated that a significant number of trees will be lost within TxDOT's right-of-way. After the project is complete, the City is committed to work with TxDOT to limit any future expansion of NW Military Highway.

**Drainage.** Considering the City's current drainage problems related to NW Military Highway, the residents of Shavano Park have shown concern about the effects that the project could have on increasing drainage and flooding in the future. The City will coordinate with TxDOT to ensure

storm water runoff does not increase for residents along NW Military Highway once the project is completed.

**Water service during Water line relocation.** With the widening of NW Military Highway, the City as well as other utility providers, will have to relocate at least some utilities to ensure they are not located under the expanded roadway surface. The City intends to joint bid the water line relocation, placing the relocation under the considerable experience of TxDOT. The City will ensure that residents along NW Military Highway will maintain reliable water service throughout the water line relocation project.

**Impact on Driveways.** Individual property owners will be able to meet and coordinate with TxDOT on the details of how the expanded roadway may impact of their. The City staff will be available to assist as needed.

### **NW Military Highway – Issues and Action Steps**

#### **Issues:**

- Safety of the intersection at Pond Hill Road & NW Military
- Loss of Trees & Rural Atmosphere
- Drainage worsening with increased impervious cover
- Scope and cost of water line relocation
- Alleviating noise and traffic congestion during construction
- Protect NW Military from further widening after project is complete

#### **Action Steps:**

- Continue coordination and cooperation with TxDOT
- Ensure a signalized intersection at Pond Hill Road & NW Military
- Mitigate tree loss in planning stages with TxDOT
- Coordinate with TxDOT to address drainage problems identified in Master Drainage Plan
- Determine contractor staging area during road project
- Pursue Joint bid with TxDOT for relocation of water lines
- Determine scope & budget for water line relocation

## PLANNING AND ZONING STAFF SUMMARY

Meeting Date: May 2, 2018

Agenda item: 7

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

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**AGENDA ITEM DESCRIPTION:** Discussion – Review proposed changes and updates to the City’s 2010 Town Plan regarding the introduction, vision and strategic goals, hike and bike trails and sidewalks, residential and commercial development, and flooding and drainage – City Manager Hill.

X

**Attachments for Reference:** 1) 7a Town Plan 2018 Draft document

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**BACKGROUND / HISTORY:** In March the Planning & Zoning Commission reviewed the introductory and existing conditions material of the Town Plan and gave guidance to staff. In April the Commission reviewed Sidewalks, Drainage and Development sections of the Town Plan.

The introductory and existing conditions material of the Town Plan are presented with all track changes accepted after the review at the March and April Commission meetings.

The Sidewalks, Drainage and Development sections of the Town Plan are presented with track changes from the Commission’s April review & meeting.

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**DISCUSSION:** Section-by-section review by Planning & Zoning Commission will facilitate reading and review of the Town Plan document.

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**COURSES OF ACTION:** Planning & Zoning Commission makes recommended changes to the 2018 Town Plan and provide guidance to staff.

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**FINANCIAL IMPACT:** N/A

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**MOTION REQUESTED:** N/A





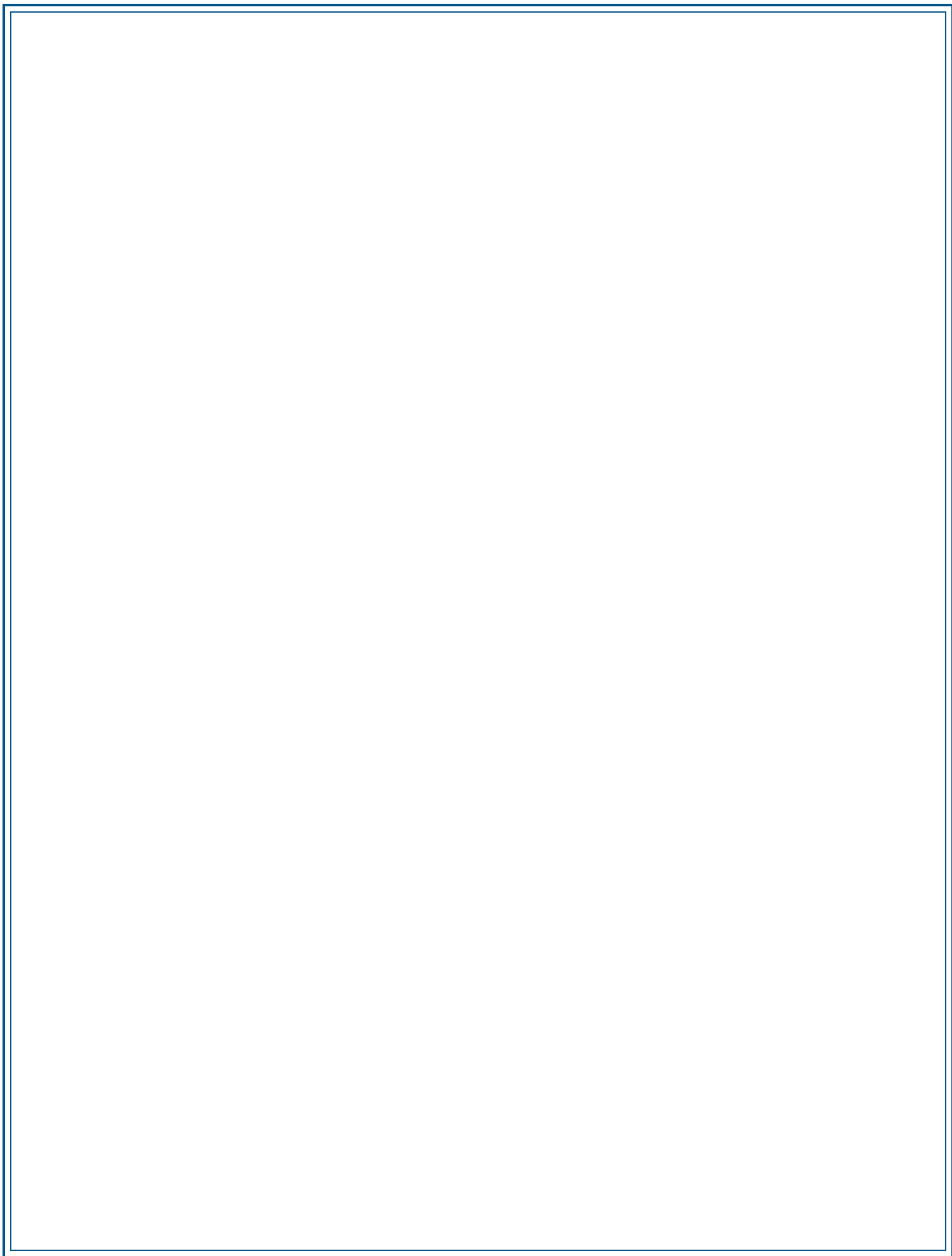
# **TOWN PLAN**

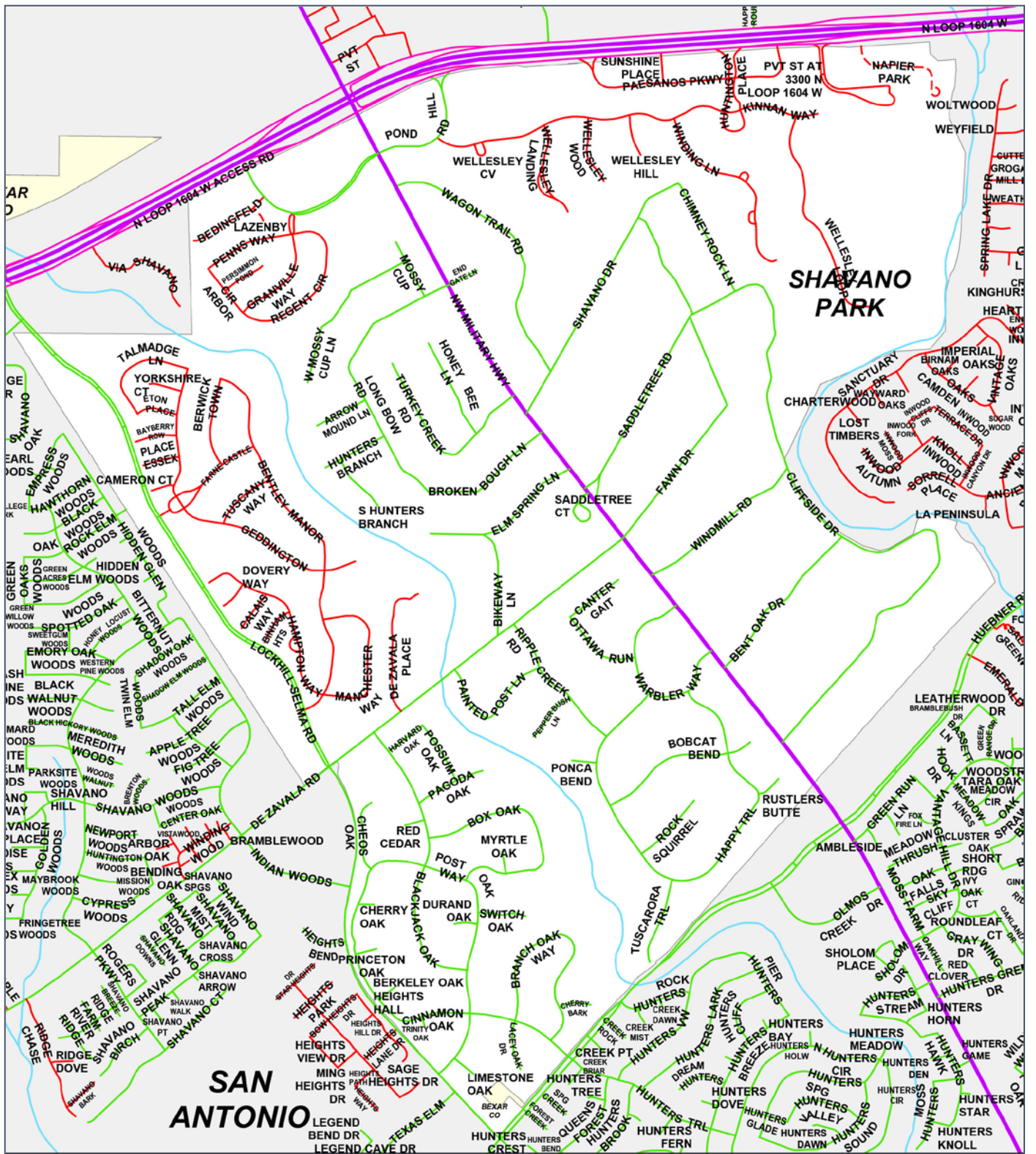
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## **CITY OF SHAVANO PARK**



# **2018**







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# Introduction



## **Purpose of Planning**

*Is to proactively anticipate and set the foundation for future improvements of our community for our residents and other stakeholders.* While change occurs in every City, how a city plans for change will define what type of community will exist in the future. Since the failure to plan is really only planning to fail, it is important to always be proactive through planning. By remembering our City's history and planning for its future, we hope to meet the future needs of our City's residents and businesses.

## **Purpose of the Town Plan**

*Is to present a vision that shapes our community concerning the major opportunities and challenges of our City,* including: hike and bike trails; the City's final residential and commercial development; addressing flooding and drainage problems; the Municipal Tract; and improving safety and drivability on NW Military Highway.

As a formal City document our Town Plan sets forth general goals and objectives stating our collective vision for the future. The Plan provides a foundation for our City's long-term growth and development with long-range public policy statements for implementation over the next decade.



This document updates the 2010 Town Plan with new resident input and the substantial progress made in planning areas identified in the original Town Plan. Our residents have participated in the development of this Town Plan and this document represents our collective vision for the City's future.

### **Public Participation and Input**

Public participation in the development of this document was a top priority for the Planning & Zoning Commission, City Council, and residents. The entire community was invited to participate through online surveys and public hearings. Social media was a large part of the outreach for the 2018



Town Plan Update, with the City's Next Door, Facebook and Twitter accounts playing prominent roles in dispersing information on how and where to participate. This mix of online and face-to-face input allowed for multiple opportunities for residents that was convenient to them. Over 631 residents participated in the six Town Plan online surveys and over a 100 residents participated in the six Town Plan Public Hearings in the Fall of 2017.

In addition, KFW Engineers & Surveying and the Texas Department of Transportation made presentations to residents to provide professional and technical details on some aspects of the Town Plan. These presentations ensured residents and the Planning & Zoning Commission had all the facts before them when discussing long-term planning for topics in the 2018 Town Plan.

### **Plan Review Process**

The City's Planning & Zoning Commission will review the Plan periodically, and at such other times as requested by the City Council. We anticipate that future decisions affecting the City will be consistent with the policies established in this Plan. If future projects are approved by the City Council which differ from the Plan's original intent, the City Council will amend the Plan to reflect those changes.

The 2018 Town Plan process was initiated by the direction of City Council on March 27, 2017.

# Community Vision and Strategic Goals



## Developing our Community Vision

The Planning & Zoning Commission together with City Staff issued an online survey of residents and hosted a public hearing to review the City's current vision statement. Citizen feedback was crucial to forming the new Vision Statement and amending the strategic goals previously developed by City Council. After gaining consensus by the Commission, the new Vision Statement and City Strategic Goals were adopted in the Fiscal Year 2017/18 Budget by City Council.



## Vision

*Shavano Park strives to be the premier community in Bexar County, preserving and celebrating its natural setting and small town traditions amid the surrounding area's urban growth.*

This vision is an aspirational description of what the City endeavors to be in the future. It is intended to serve as an overarching guide. The City embraces two core aspirations in our vision statement:

First, Shavano Park *strives to be the premier community in Bexar County*. The City aspires to become the premier place in Bexar County to raise a family in strong neighborhoods, to be a permanent home for many generations, to provide a welcoming community for premium businesses, and provide first-class services to our community. This involves supporting community events, encouraging citizen involvement, and providing the amenities necessary to attract and retain future residents.



Second, Shavano Park *preserves and celebrates its natural setting and small town traditions* amid the surrounding area's urban growth. This portion of our vision embraces our City's past as a small rural community while recognizing the challenges of the future with the growth and development of the surrounding San Antonio metro area. This involves maintaining large residential lot sizes, preventing the conversion of residential lots to multi-family and business uses and continuing efforts to protect the City's trees and wildlife.



### **City Strategic Goals**

These goals are adopted by the City Council each year as a part of the City's annual budget process. During the 2018 Town Plan update, the Planning & Zoning Commission held a public hearing and gathered input from residents. Several minor changes were made. The following are the City's strategic goals:



1. Provide excellent municipal services while anticipating future requirements;
2. Protect and provide a city-wide safe and secure environment;
3. Preserve City property values, protect fiscal resources and maintain financial discipline;
4. Maintain excellent infrastructure (buildings, streets and utilities);
5. Enhance and support commercial business activities and opportunities;
6. Enhance the City's image and maintain a rural atmosphere;
7. Promote effective communications and outreach with citizens; and
8. Mitigate storm water runoff.

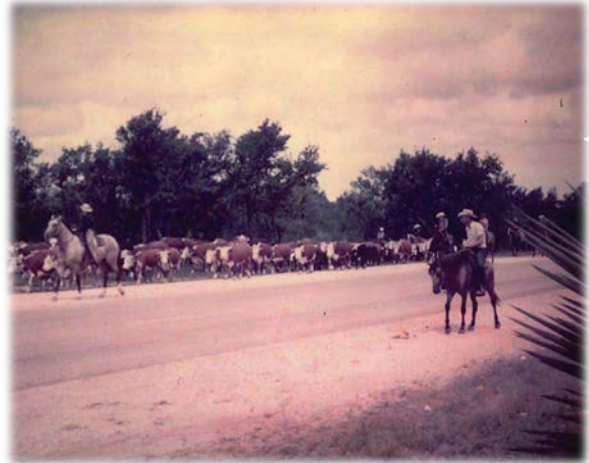
These goals are broad aspirational goals that should guide all City actions. Each budget year the City Council with City staff determines a number of actionable objectives under each goal. The City Manager is evaluated each year on the progress and achievements of these goals.

# History



## City History

The City of Shavano Park (originally known just as Shavano) is located in northwest Bexar County at the edge of the Texas Hill Country, approximately 12 miles north of downtown San Antonio, and along the Olmos and Salado Creeks. In the 1800's, A. De Zavala operated a general store just west of our city limits. In 1881, the U.S. Postal Service opened a post office nearby, with De Zavala as the first postmaster. In 1884, a small rail station and switch was established by the San Antonio and Aransas Pass Railway. During that period of history, Shavano was a stagecoach stop between San Antonio and Boerne. The original town had a saloon, carpenter, grocer and fifty residents. By 1896 the population increased close to 100 residents, before beginning a gradual decline.



*1958 Cattle Drive on NW Military Highway*

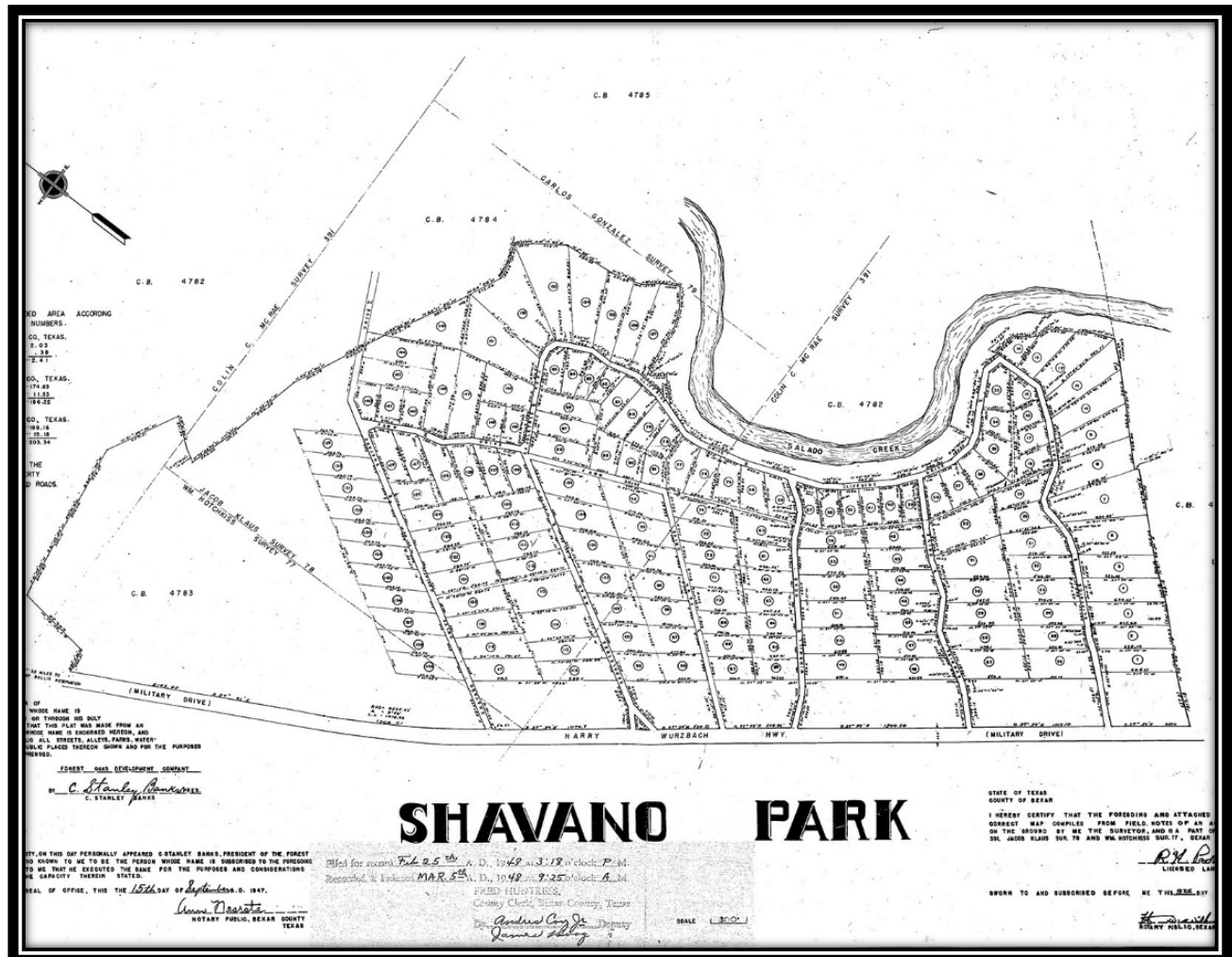


*Shavano Park Volunteer Fire Department in 1952*

By 1903, the Postal Service closed the post office and the site of the later township of Shavano Park became part of the Stowers Ranch. George Arthur Stowers came to Texas in 1889 and opened several successful furniture stores. The land Stowers acquired was originally part of a Spanish land grant. In 1947, Wallace Rogers and Sons purchased the land with plans for additional development. On June 19, 1956, the City of Shavano Park was incorporated as a General Law City. At that time, the road system consisted of only NW Military Highway and De Zavala Road, and residential development had begun in the Cliffside subdivision, which is east of NW Military Highway. In the mid-1960s, additional roads were added, including Loop 1604 to the north, Lockhill Selma Road to the west and Huebner Road to the south.

Today, the City of Shavano Park is completely surrounded by the City of San Antonio. The City's boundaries are generally loop 1604 to the north, Huebner Road to the south, Lockhill Selma to

the west and Salado Creek to the east. The City encompasses approximately 3.3 square miles of land and has an estimated **3,684 residents**. The City has come a long way from the rural cluster of homes along Military Drive as can be seen in this 1948 property plat of the City.



*Original Plat of Shavano Park from 1948*

For a more details and visuals on the history of Shavano Park visit our Bexar County Bibliotech Digital Library at: <https://library.biblioboard.com/anthology/4cd51bf9-976d-4d7d-b977-e16dd4c3c523/collections/masonry>



# Strengths, Weaknesses, Opportunities, and Threats



## 2018 Town Plan: Strengths, Weaknesses, Opportunities, and Threats

For the 2018 Town Plan, residents and The Planning & Zoning Commission re-evaluated the strengths, weaknesses, opportunities, and threats (SWOTS) for the City of Shavano Park. This exercise helps the City identify those areas where it should focus its energies and efforts.

### Strengths

- Rural Character
- Location/Access
- Outstanding Municipal Services
- Quality Development
- Safety and Security

### Weaknesses

- NW Military Highway Congestion
- Limited Future Residential and Commercial Development
- Pedestrian Accessibility
- Drainage

### Opportunities

- Collaborate with TxDOT on NW Military Highway Expansion
- The Municipal Tract located in the City's center
- City Identity
- Work with the City of San Antonio/Bexar County
- Engage with Developers/Property Owners to Meet City Long-term Needs

### Threats

- Other Governments Impacting the City
- Crime
- Traffic Congestion
- San Antonio Growth
- Nearby Developments

In the future, the City will strive to sustain these strengths, address and correct these weaknesses, pursue new opportunities, and recognize and explore solutions to community threats.

# Demographics



## Demographic Analysis

People are the most important aspect of our community. Demographic and other information regarding our City's residents provides a fundamental understanding of the nature of our community.

## Population Growth

Shavano Park has experienced an **x** increase in population between the years of 2010 and 2017. Our population has grown through implementation of our annexation program adopted in 1999 and development of new neighborhoods. These new neighborhoods are nearly built out and the City is dedicated to sustaining large lots with only single family homes, so the City's population is expected to stay stable in the future. The City's zoning does not allow for any multi-family developments.

### Population by Decade 1970-2010

Year	Population	Change	% Change
1970	881		
1980	1,448	567	64%
1990	1,708	260	18%
2000	1,754	46	3%
2010	3,035	1,281	73%
2016*	3,684	649	21%
2017*	TBD	TBD	TBD

\* = estimated

Source: United States Census Bureau



*A home in  
old  
Shavano*

**Growth factors** include the City's location in the majestic and beautiful foothills of the Hill Country in northern Bexar County, located near two major highways (Loop 1604/IH 10), the prestigious Northside Independent School District, easy commutes to employment and airport, and plentiful shopping nearby.

## Demographic Characteristics

Shavano Park is a highly educated community with a strong presence of military veterans and their families.

<i>Social Characteristics</i>	Number	Percent	Texas
Population	3,035		
High school graduate or higher	2,968	97.8%	81.9%
Bachelor's degree or higher	1,979	65.2%	25.8%
Military veterans	312	10.2%	6.50%

50% higher than the Texas average!  
Shavano truly is a community of veterans.

Source: United States Census Bureau, census data and surveys from the year 2010

Shavano Park is an affluent community in a prime location with easy access to nearby businesses, parks, and the highway system of the greater San Antonio metropolitan area.

<i>Economic Characteristics</i>	Number	Percent	Texas
Population in labor force (population 16+ years)	1,317	43.4%	48.00%
Mean travel time to work (in minutes)	20.6		24.8
Median household income (in U.S. dollars)	\$159,583		\$49,646
Median family income (in U.S. dollars)	\$177,750		\$58,142
Per capita income (in U.S. dollars)	\$89,348		\$24,870

4 minutes less than the Texas average!

More than triple the Texas average!

Source: United States Census Bureau, census data and surveys from the year 2010

Shavano Park is comprised of strong residential neighborhoods with high property values. These property values reflect the community is safe, secure, on large lots, and supported by outstanding municipal services.

<i>Housing Characteristics</i>	Number	Percent	Texas
Total occupied housing units	1,195		
Median value (in U.S. dollars)	\$568,700		\$136,000

Almost 4 times the Texas average!

Source: The Bexar County Appraisal District, Certified Totals from 2017

# Existing Conditions



## Ad Valorem Tax Rate

For tax year 2017, the ad valorem tax rate in the City was \$0.287742 per \$100 valuation. Shavano Park's ad valorem tax rate is quite low, but the City still offers superior services in fire, emergency medical services, police, and public works. Shavano Park lies within the Northside Independent School District (NISD), which assessed an ad valorem tax rate of \$1.375500 per \$100 valuation in the 2017 tax year.

<u>City</u>	<u>2017 Rate</u>
San Antonio	0.558270
Hollywood Park	0.510081
Castle Hills	0.501345
Olmos Park	0.432785
Alamo Heights	0.386439
Terrell Hills	0.347673
Fair Oaks Ranch	0.329500
<i>Shavano Park</i>	<i>0.287742</i>

Texas Average 2016  
Rate

**0.494406**

*Source: Texas Comptroller  
of Public Accounts*

*Source: Bexar Appraisal District*

## Zoning

The City's zoning districts are designed so that residential and commercial developments meet the needs and desires of residents by providing for, high-quality office, retail, and dining services and single family homes with both large and small lot configurations. Residential zoning is solely comprised of single-family residential classifications as multi-family zoning is prohibited by city ordinance. Commercial zoning is located predominately along Lockhill Selma Road and Loop 1604, with limited additional commercial zoning located at the northeast and southeast corners of Lockhill Selma and De Zavala Roads.

The City's zoning districts are as follows:

<b>A-1, A-2, A-3, A-4</b>	Single Family Residential District
<b>CE</b>	Single Family Cottage Estate Residential District
<b>O-1</b>	Office District
<b>B-1</b>	Business District
<b>B-2</b>	Business District
<b>M-U</b>	Municipal Utility District
<b>MXD</b>	Mixed Use District

The City's newer residential developments are all either Planned Unit Developments (PUDs) or are zoned as Mixed Use zoning districts (MXD). These PUDs and MXDs give developers flexibility in designing and building quality gated communities that provide multiple home and lot configurations to families. For details on these neighborhoods, see page X.

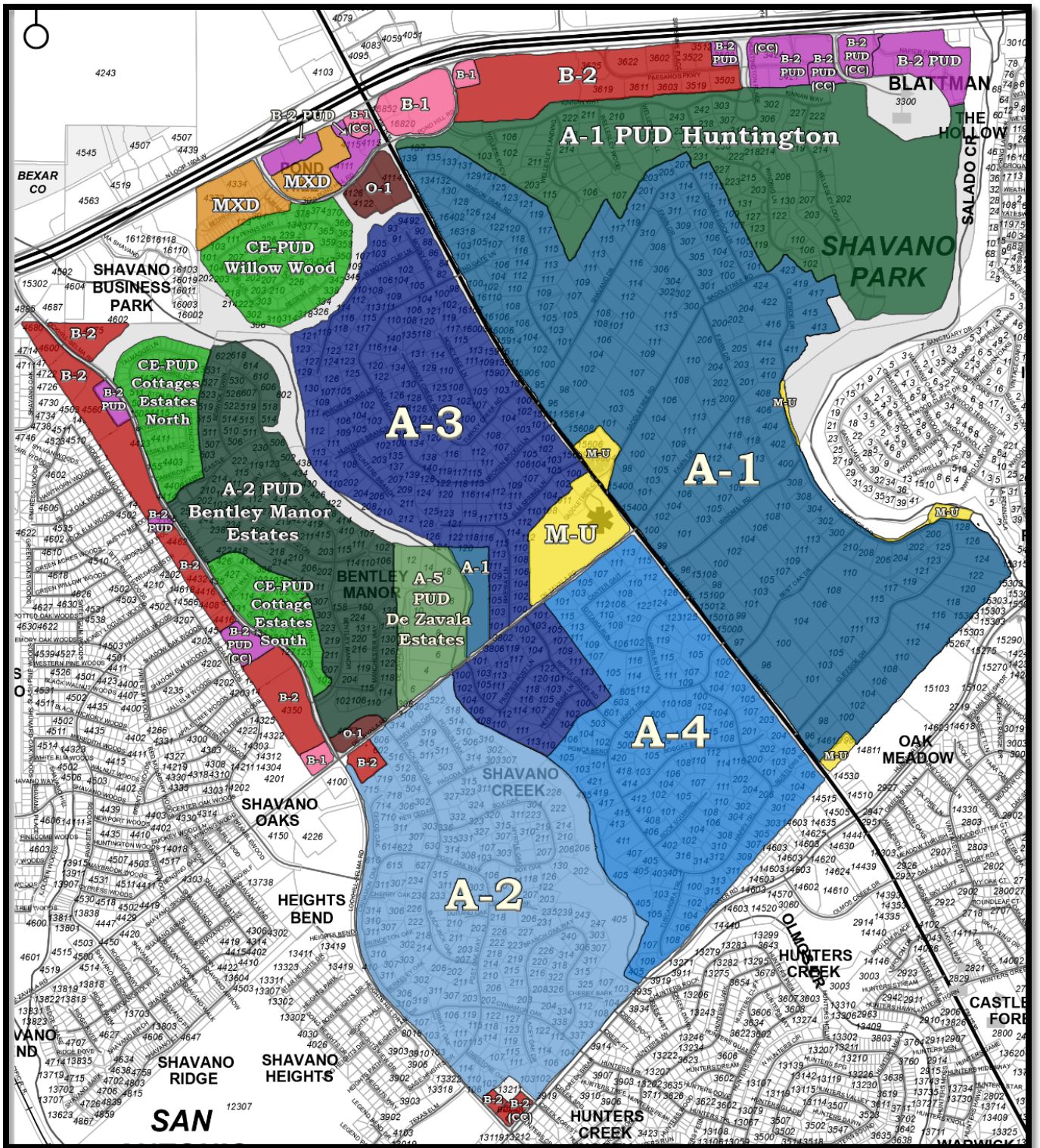
<b>Zoning</b>	<b>Neighborhood</b>
<b>A-1 PUD</b>	Huntington
<b>A-2 PUD</b>	Bentley Manor
<b>A-2 PUD CE</b>	Bentley Manor Cottage Estates
<b>A-5 PUD</b>	De Zavala Estates
<b>CE PUD</b>	Willow Wood
<b>MXD</b>	Pond Hill Garden Villas



***Tower  
Entrance to  
Huntington***



## Zoning Map



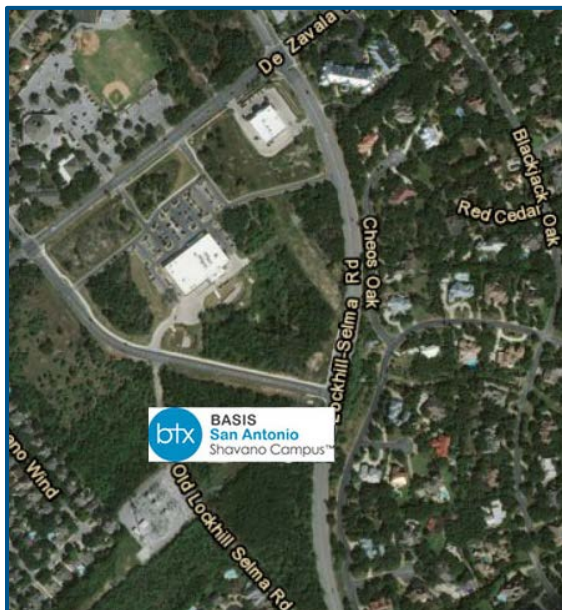
## School District

Shavano Park is entirely within the Northside Independent School District (NISD), an award-winning school system and one of San Antonio's premier school districts. NISD is often referred to as San Antonio's "destination district" because the majority of people building new homes do so in this district. NISD was one of five finalists in the nation for the 2007 Broad Prize, the "Nobel Prize" of public education. NISD has five PTAs that have been nationally ranked as National PTA Schools of Excellence. NISD also has a dedicated Northside Educational Improvement Council who regularly reviews and improves school education plans. Northside Independent School



District provides an excellent education and is a Recognized rated school district by the Texas Education Agency. Blattman Elementary School, located in the northeastern part of Shavano Park, is part of NISD. Blattman Elementary received a recognition as #7 of the Best San Antonio Elementary Schools in 2017, as reported by the San Antonio Express-News in June 2017.

Shavano Park is also surrounded by high quality private and charter schools. Cornerstone Christian School is a private religious school located north of Loop 1604 and is only about a mile and a half away from Shavano Park's City Center. Cornerstone Christian School includes grades K-12, is dedicated to teaching a "Christian Worldview Curriculum", and currently possesses a 100% college acceptance rate.



As of 2018, Basis Curriculum School's location near Shavano Park on Lockhill Selma (see picture) is still under construction. Basis Curriculum is a charter school that is currently building a campus near the intersection of Lockhill Selma Road and Indian Woods. Basis Shavano Campus will include grades 6-12 and hope to provide their students with "the best possible educational foundation to be independent and resourceful problem solvers and to face future challenges."



## **Transportation**

The City of Shavano Park is ideally located within commuting distances to major shopping centers, restaurants, banks, schools, the Medical Center, and the University of Texas at San Antonio. Additionally, the VIA Metropolitan Transit Authority has provided transportation services from numerous locations within Shavano Park to locations throughout the metropolitan area of the city of San Antonio for over twenty years.

The City's three major thoroughfares are NW Military Highway, Lockhill Selma Road, and De Zavala Road. Based on the 2016 traffic map, as prepared by TxDOT, our City's traffic count at the intersection of NW Military Highway and De Zavala Road was 18,947 vehicles per day. With continued growth in the City of San Antonio, and with increased traffic congestion of its main thoroughfares, Shavano Park's main thoroughfares of NW Military Highway, De Zavala Road, and Lockhill Selma Road have experienced significant increases in their traffic counts. In 2010, the traffic count at the intersection of NW Military Highway and De Zavala Road was 10,500 vehicles per day. This means that there was an 80% increase in traffic at the intersection in just 6 years. During the busiest times of the day, when the traffic count is at its highest, residents along NW Military Highway often find it difficult to exit their neighborhoods and enter onto NW Military Highway. TxDOT is currently working on a project to help ease congestion by widening NW Military Highway and by creating a continuous center turn lane. Near Loop 1604 and NW Military, TxDOT plans to create a new system for cars to be able to enter and exit NW Military Highway swiftly and safely. These projects should help ease the traffic flow of our City.

## **Dark Skies**

The United States Army expressed concern regarding its ability to conduct night training exercises because of excessive outdoor lighting within a five-mile perimeter of Camp Bullis. Shavano Park is located within this five-mile corridor, and in 2009, our City Council established regulations for outdoor lighting impacting Camp Bullis. These regulations support the United States Army and the community of Shavano Park benefits from the reduction of light pollution in the City.

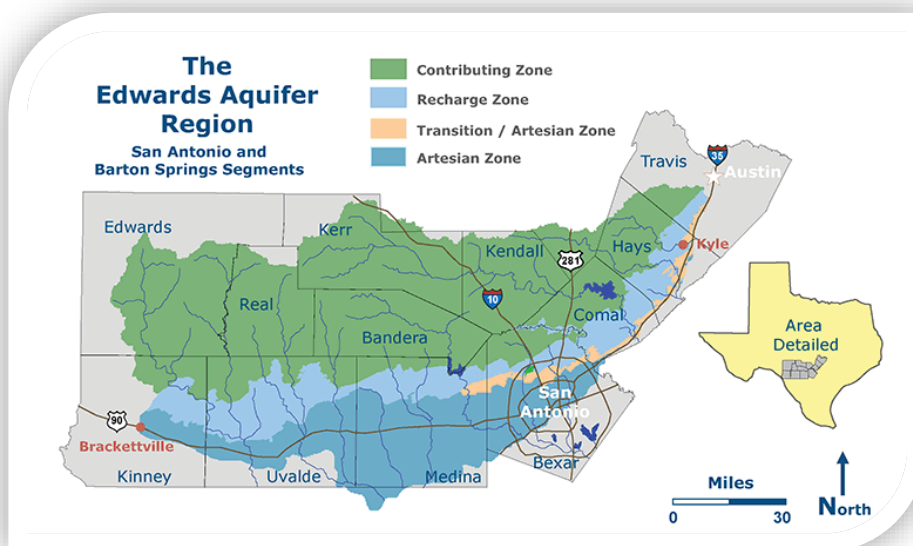




*San Antonio region at night.*

*Night Lights imagery by NASA's Earth Observatory.*

## Edwards Aquifer Recharge Zone



The Edwards Aquifer is an underground layer of porous, honeycombed, water-bearing rock that is between 300-700 feet thick. The City is located entirely over the environmentally sensitive Edwards Aquifer Recharge Zone that stretches across north Bexar County. All developments over the recharge zone are regulated by the Edwards Aquifer Authority and require Water Pollution Abatement Plans. The City considers protecting the Aquifer a serious duty, and ensures all developments meet EAA and TCEQ standards. As an example, in 2017 the City built a rain garden at City Hall to collect runoff from the City Hall parking lot and improve the City's water quality.

## **Tree Preservation**

One of our City's greatest assets are the beautiful trees. Trees maintain our attractive rural character, protect against soil erosion, and offer shade to homes. During the town meeting process, residents made numerous comments about how our trees contributed to the allure and beauty of Shavano Park. In addition, groves of "second generation trees" are found throughout the City.



Primarily established native trees within the City include: Live Oaks with a scattering of Burr, Red and Post Oaks, as well as Bald Cypress, Mountain Laurels, Texas Persimmons and Cedar Elms. A diversity of tree species is desirable because it not only adds to the aesthetic quality of the City, but it also helps prevent the widespread devastation caused by single species disease or infestation. By ordinance, 16 native trees are protected as heritage trees during commercial development. Commercial business developers are required to conduct a tree survey of the development location and identify the location and diameter of all heritage trees. During development 25% of the collective diameter of trees and must be preserved. In addition ordinance requires preserved heritage trees be protected from damage during construction. These preserved heritage trees add to the lushness and pleasantness of the City's neighborhoods and commercial areas.



In 2005, the City adopted a tree preservation ordinance to protect certain trees during commercial development. This ordinance set the requirements for tree preservation that all commercial developments must follow. Developments are required to submit a tree survey to the City and mitigate any loss of heritage trees, as defined by ordinance, with the planting of new trees.



In 2015, the City adopted a Public Tree Care ordinance that created the Citizen's Tree Committee of Shavano Park. This committee provides advice and input regarding possible oak wilt, tree trimming and generally accepted urban forestry practices. This ordinance also granted the City Manager the authority and responsibility to oversee the planting, pruning, maintenance, and removal of trees

on public property. This ordinance ensures that the City's beautiful and lush trees are protected on public property in addition to commercial property.



In 2016 the Shavano Park Citizen's Tree Committee spearheaded the City's efforts to become a Tree City USA. This program, administered by the Arbor Day Foundation since 1976, recognizes communities committed to sound urban forestry management. Over 3,400 communities are a part of this program. A community is required to maintain a tree board, have a community tree ordinance, spend at least \$2 per capita on urban forestry and celebrate Arbor Day.

## **Sustainable Development**

Residents have also expressed support of new exploration into sustainable development ideas. The City plans to work with residents in this endeavor without creating a financial burden on the City's budget. The City of Shavano Park has already started progress on sustainable projects.

As of October 2015, all new residences were required to be solar-ready. In 2016, the City lowered the cost of purchasing solar permits to \$150. The City also maintains and updates its building and fire codes to the latest versions from the International Code Council and National Fire Protection Association to ensure that Shavano Park protects the well-being of its residents in the present and in the future.



# Achievements and Awards



## Scenic City

The City of Shavano Park has been recognized as a Scenic City by the Scenic City Certification Program since 2016. Shavano Park maintains high-quality scenic standards for its roadways and public spaces. The Scenic City Certificate is a reflection of Shavano Park's excellent civic leadership, great community pride, and strong desire to maintain its rural character.



A Certified *Scenic City*

## Firewise USA

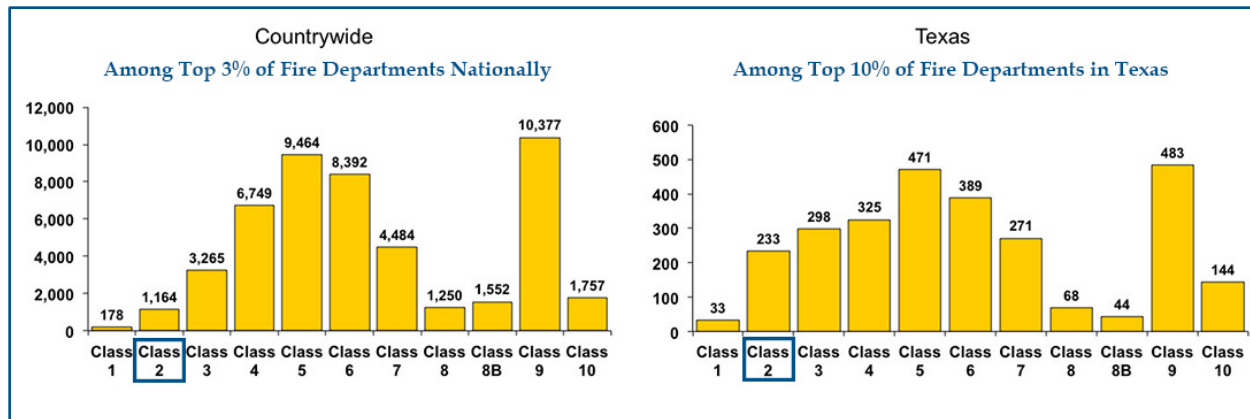
Shavano Park has been recognized as a Firewise Community by the National Fire Protection Association since 2016. The residents of Shavano Park are active participants in creating a safer community by engaging in wildfire risk reduction activities and by celebrating Firewise Day each year.



## Insurance Services Office (ISO) Rating of 2

The Insurance Services Office (ISO) collects information on municipal fire protection efforts in communities and analyzes the data. ISO will then assign a Public Protection Classification ranging from 1 to 10, with 1 being the best and 10 the worst. On June 10, 2016 the City of Shavano Park Fire Department received a classification of 2.

This classification places the Shavano Park Fire Department in elite company among the nation's fire departments. In addition, this rating entitles the residential and commercial property owners within the City of Shavano Park to receive the maximum credit on their insurance premiums. With a Class 2 ISO rate, Shavano Park property owners realize a 10 to 15% decrease in their property insurance premiums.



Source: [www.isomitigation.com](http://www.isomitigation.com)

### **Texas Fire Chiefs Association Best Practices Recognition**

In 2017 the Shavano Park Fire Department submitted all required documents to the Texas Fire Chiefs Association Best Practices Recognition Program. The Fire Department received comments on their submissions from the Recognition Program and is currently working on revisions. More to follow. . .



## **Texas Police Chiefs Association Law Enforcement Best Practices Recognition**

On February 22, 2018 the City of Shavano Park Police Department achieved “Recognized Status” for compliance with the Texas Law Enforcement Agency Best Practices Recognition Program of the Texas Police Chiefs Association. Of the 2,667 police agencies in Texas, the Shavano Park Police Department became the 146th agency that achieved this status. This recognition is based upon the policies, standards, and practices of the department following the 168 Best Practice Standards, and involved a comprehensive two year agency process culminating in a two day audit of all areas of the agency.



The men and women of the Shavano Park Police Department are commended for their hard work and dedication in obtaining this status.



Established in 2006, the Law Enforcement Recognition Program is a voluntary process where police agencies in Texas prove their compliance with 168 Texas Law Enforcement Best Practices. These Best Practices were carefully developed by Texas Law Enforcement professionals to assist agencies in the efficient and effective delivery of service, the reduction of risk and the protection of individual’s rights.

# Sidewalks & Bike Lanes



## The 2010 Town Plan

The 2010 Town Plan called for a network of sidewalks, bike lanes, and trail heads to interconnect the City and provide access to nearby San Antonio pathways and parks. During the 2010 Town Plan discussions residents supported growing pedestrian and bicyclist accessibility in our City. Residents wished for interconnected, safe, well built, and properly maintained pathways that would not conflict with the rural aesthetic of our City. The network of sidewalks and bike lanes were believed to enhance local property values and improve the community's ability to enjoy the City's natural beauty. This vision of an interconnection network guided City actions in the coming years.

## Current Sidewalk & Bike Lane Network

Since 2010 the City has made significant progress on the installation of sidewalks across the City. The City, with the assistance of Bitterblue, Inc., has completed construction of the following sidewalks and/or bike paths:

- Sidewalk from Lockhill Selma to Pond Hill



*Sidewalk from Lockhill Selma to Pond Hill*



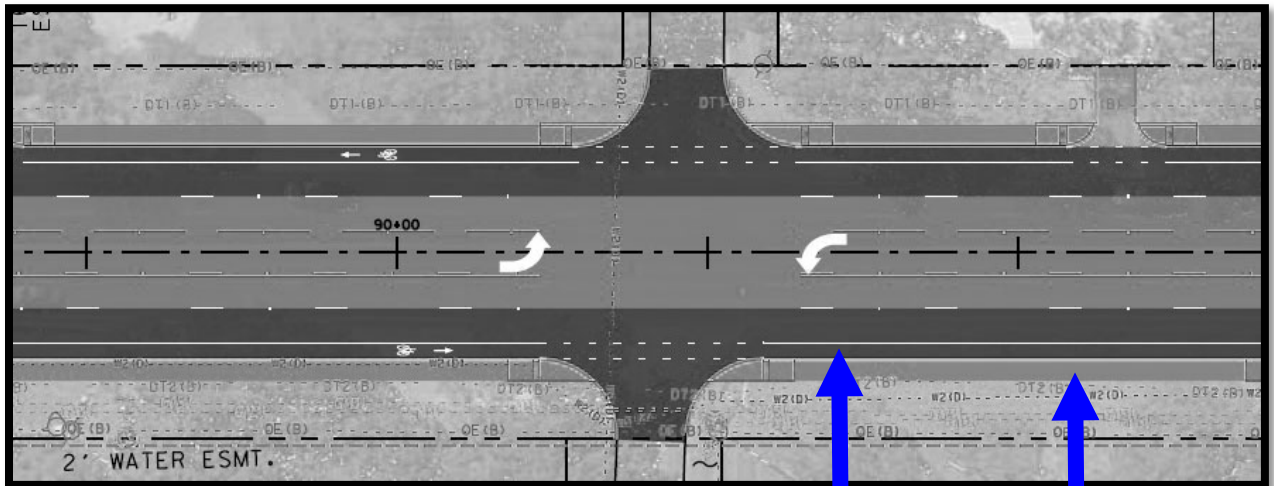
- ## Map of Current Sidewalk & Bike Lane Network



## **Future Additions and Plans**

In addition to these completed projects, the City approved the construction of the following projects.

- Sidewalks and bike lanes on NW Military Highway from Loop 1604 to Huebner Road. These improvements are a part of the NW Military Improvement project slated to begin in Fall 2020 by the Texas Department of Transportation.



*Exhibit from 30% engineering plans near Long Bow and NW Military Highway shows the on street bike lanes and curb sidewalks next to the roadway.*

*(Note subject to change)*

**On street  
Bike Lanes**

**Sidewalks next to  
roadway curb**

- A sidewalk along Lockhill Selma from De Zavala to Huebner Road. This portion of the sidewalk is in the jurisdiction of San Antonio and will require San Antonio efforts, but will benefit the accessibility of Shavano Park residents. Staff will continue coordination with San Antonio to seek completion of this project.
- Two connections to San Antonio's Salado Creek Greenway: one near the southern portion of Cliffside Drive and the other near Blattman Elementary School. The Cliffside Drive connection will be minimalistic and preserve the natural setting. No parking on Cliffside, concrete or major regrading of the terrain is planned. The southern connection is intended for local residents along Cliffside and the surrounding streets.



- A connection from NW Military Highway to the future Salado Creek trailhead. Two portions of the connection have been completed, but the middle segment near the 22 acres of undeveloped land to the west of Paesanos Parkway is planned for development in the future. Sidewalks will be constructed in conjunction with the land's development.



*Huntington Sidewalk (in red)*  
(Note path is subject to change)

- A sidewalk for Huntington residents that connects to the Shavano Park sidewalk network. The sidewalk will run along Kinnan Way, from Pond Hill Road to the planned future trail head of the Salado Creek Greenway east of Blattman Elementary School.



*Connection of NW Military Highway to the future\* trail-head of the Salado Creek Greenway (in blue)*  
(Note path is subject to change)

## **San Antonio Salado Creek Greenway and Shavano Park**

In 2000, the City of San Antonio approved and began development on their linear park projects. This plan proposed the connection of major portions of San Antonio with hiking and biking trails. Today, approximately 65 miles of trails are available in and around the creek and river beds of the San Antonio metro area.

The Salado Creek Greenway is a 16.4 mile stretch of trail that extends from Huebner Road, through Hardberger Park, to McAllister Park, to John James Park, and all the way to Southside Lions Park. The portion of the trail that is closest to Shavano Park extends from Huebner Road to Hardberger Park. In 2018, San Antonio began constructing the trail portion that extends through the Inwood neighborhood of San Antonio and across Loop 1604 to Rogers Ranch. The City of Shavano Park will connect the Cities' sidewalks to the Salado Creek Greenway for easy access to the San Antonio pathways by residents once the San Antonio portion is constructed in 2018 – 2019.

## **Sidewalk Plan – Issues and Action Steps**

### **Issues:**

- The materials and trail construction must support our City's rural aesthetic.
- Providing security on pathways and ensuring emergency access for Police, Fire & EMS services.
- Maintenance of sidewalks to ensure clear and unobstructed pathway.
- Make final determination on dedicated sidewalks for De Zavala Road.
- Design appropriate signage for positioning along sidewalks
- Be respectful of private property rights

### **Action Steps:**

- Coordinate with City of San Antonio on Cliffside and Napier Park access to Salado Creek Greenway.
- Advocate to the City of San Antonio for a sidewalk on the east side of Lockhill Selma between Huebner and De Zavala.
- Continue to study the need and viability and Budget for a preliminary engineering report for dedicated sidewalks on De Zavala Road.
- Determine funding and project scope required for a dedicated sidewalk on De Zavala Road.



# Residential Development



The City of Shavano Park offers a unique blend of rural small town character with urban conveniences. Residents enjoy ideal upscale family living in a variety of quiet neighborhood settings from the original established neighborhoods, ~~from~~ built before the city was incorporated in 1956, to newly built exclusive gated communities.

Shavano Park's neighborhoods include the Old Shavano Park, Shavano Estates, Shavano Creek, De Zavala Estates, Bentley Manor ~~Estates,~~ Huntington, Willow Wood, and Pond Hill Garden Villas.





## **Old Shavano Park**

Old Shavano Park is commonly referred as East and West sections. The East section dates to before the original founding of the City of Shavano Park in 1956, and provides a rural atmosphere and setting nestled in Greater San Antonio. The neighborhood boasts some of the largest lot sizes of any residential area, with some lots approaching 5 acres. The spacious lots and quiet neighborhood roads provide the rural small town atmosphere so beloved by Shavano Park residents.



The western section of Old Shavano Park was developed in the 1970s and has minimum lot size of .7 acres. It includes residential neighborhood north of the Municipal Tract to the West of NW Military as well as the. ~~It also includes~~ homes along Ripple Creek, Pepper Bush and Painted Post south of De Zavala.



Old Shavano Park is entirely on the Shavano Park Water System. All lots have homeowner owned and maintained septic facilities for sewage.





## **Shavano Park Estates**

Shavano Park Estates is the third oldest community in Shavano Park. The Shavano Park Estates has a minimum lot size of 1 acre and boasts the same quiet streets and exquisite homes amid natural beauty that is the hallmark of Shavano Park living. It was developed in the 1970s and does not have a Home Owner's Association.

[Shavano Park Estates is entirely on the Shavano Park Water System. All lots have homeowner owned and maintained septic facilities for sewage.](#) ~~Shavano Park Estates receives its water and sewage service from the Shavano Park Water System.~~





## **Shavano Creek**

In the south-west corner of Shavano Park near the corner of Lockhill Selma and Huebner, Shavano Creek is a collection of exquisite-luxury homes on .7 minimum acre sized lots. The existing community was annexed by the City in 2000. The community has its own Housing-Homeowner's Association and offers a sleepy suburban atmosphere. Shavano Creek receives its water and sewage service from the San Antonio Water Service-System.





## **De Zavala Estates**

De Zavala Estates is a small subdivision of eight homes on De Zavala Place Road with its own Home Owner's Association.

De Zavala Estates was an existing neighborhood annexed by the City in 2000. The quiet De Zavala Estates neighborhood offers ~~a gated entry~~ ~~an exquisite~~ and ~~seemingly~~ secluded quality of life in a suburban setting. The neighborhood receives its water ~~and sewage~~ service from the San Antonio Water System.



## **Bentley Manor**

This gated subdivision is located off of Lockhill-Selma Road between DeZavala Rd. and 1604 on the western side of Shavano Park. The area was annexed by the City in 1999 and thereafter developed. The entire property has 323 homes. It is a family friendly neighborhood in a beautiful, peaceful, tranquil and heavily landscaped enclave. Bentley Manor subdivision has three distinct but cohesive communities.

The first section is called "The Cottages" and is comprised of zero lot line homes of approximately 2,500 to 3,500 sq. ft. In size.

The second section is called "The Villas" and is also comprised of zero lot line homes of approximately 2,800 to 3,800 sq. ft. In size. "The Estate" section is comprised of large sized lots of approximately one acre that contain homes ranging from approximately 4,000 to 9,500 sq. ft. in size.

The neighborhood gets its water from San Antonio Water Systems (SAWS) and not from Shavano Park Water System.



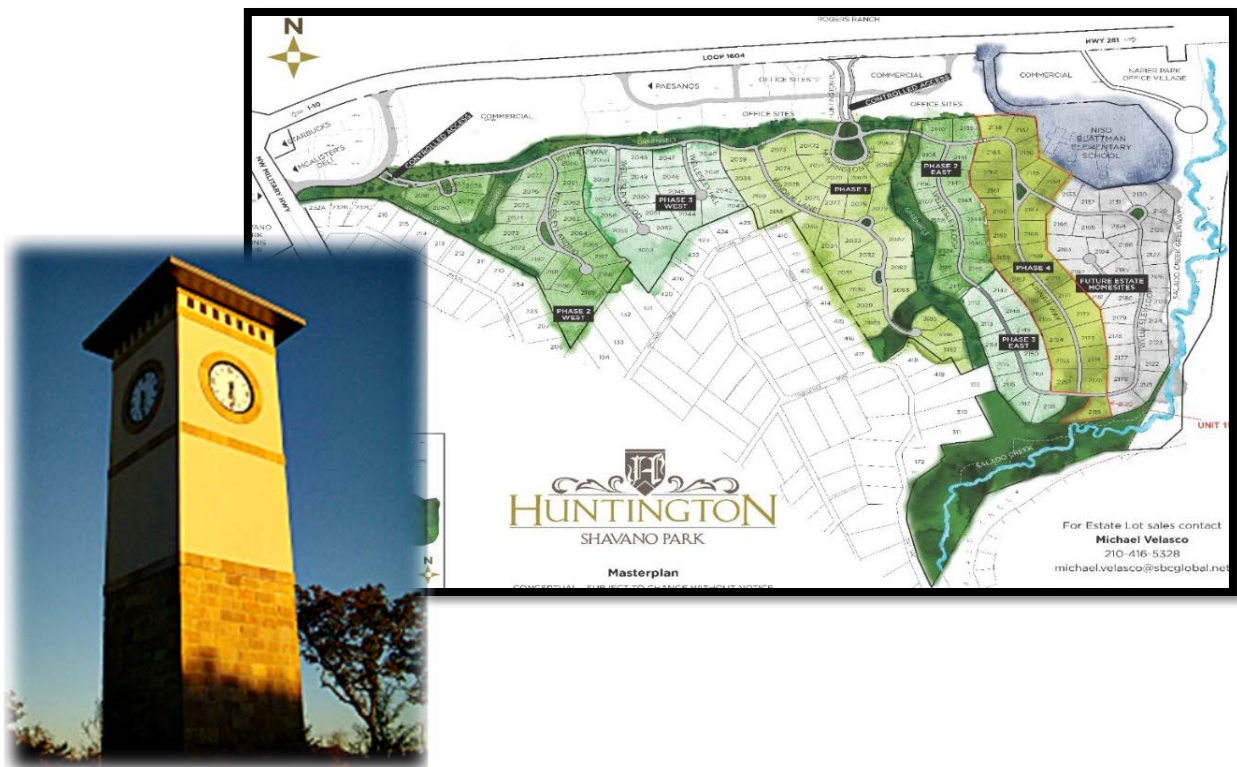


## Huntington

Nestled in the northeast corner of Shavano Park, Huntington is a luxurious gated estate community boasting large acreage homesites amid majestic settings and stunning vistas, with the estate-sized lots positioned wide to insure privacy and create a palatial feel for each homesite. The area is a recent residential development of premier custom-designed homes that will eventually encompass 142 homes.

Huntington's location near Loop 1604 and IH-10 is within minutes of restaurants and destination shopping in The Vineyard, The Rim, The Shops at La Cantera and Stone Oak.

Huntington also features a distinctive gated access and clock tower, giving the neighborhood an elegant entrance and a sense of arrival. Huntington's water and sewer service is provided by San Antonio Water System (SAWS).



## **Willow Wood**

Willow Wood offers a suburban living atmosphere surrounded by natural beauty in northern Shavano Park. A 49-acre tract of land with 93 estate homesites offers a secluded community with easy access to NW Military and Loop 1604 commercial areas. It is also within walking distance of the Shavano Park tennis club, offering a great amenity to ~~Tennis~~ tennis lovers. The neighborhood offers estate-style homes that are custom built. Willow Wood receives its water and sewage service from the San Antonio Water System.





## Pond Hill Garden Villas

The Pond Hill Garden Villas is a master planned development of garden homes on both sides of Pond Hill Road. The Garden Villas, ~~built by Davis Custom Homes,~~ provide a secluded luxury lifestyle, but like Willow Wood, is located near the many amenities, restaurants, and offices on Pond Hill Road. The Garden Villas are also within walking distance of the Shavano Park Tennis Club. Pond Hill Garden Villas receives its water and sewage service from the San Antonio Water System.



## Residential Development – Issues and Action Steps

### Issues:

- Maintaining the single-family residential neighborhoods with a mix of rural and modern gated communities.
- Preserving the rural and small town character of the City's neighborhoods.
- ~~Prevent Restrict~~ redevelopment of existing residential lots into multi-family homes or condominiums.
- Pressure on residential lots along NW Military to commercialize after expansion of roadway.

### Action Steps:

- Maintain zoning regulations regarding setbacks and masonry construction to preserve neighborhood look and character.
- Maintain exclusive single-family use in residential zoning districts.
- Maintain minimum lot size restrictions in residential zoning districts.
- Preserve single-family residential zoning districts along NW Military.

# Commercial Development



## Commercial Development



The commercial areas of Shavano Park are located in the prime north central area of metropolitan San Antonio. All undeveloped commercial land is owned by one developer who works closely with the City by providing upscale developments for our residents. The ~~mission for the~~ City's mission is to maintain its existing rural character, charm, and quality of life while adding tax revenue and local services from future commercial developments.

Commercial property is located primarily along Loop 1604 frontage and Lockhill Selma Road. The majority of the City's commercial developments are office buildings. Other developments include convenience stores, upscale restaurants, coffee shops and a private tennis club. Furthermore, Shavano Park is surrounded by the City of San Antonio and most services accessed by residents are nearby within close proximity to the City.





In the Town Plan update process, residents stated their desire for more local access to commercial services including: restaurants, retail, office, entertainment, and healthcare services. However, the residents continue to support strict regulations of commercial use and signage to preserve the high-quality business community that currently thrives within the City. Residents also desired that NW Military remains residential and zoning restrictions to ensure that it is not redeveloped for commercial use ~~in the future.~~



*Huntington Office Building along 1604 Frontage*

### **Future Development**

There is only a small amount of land for future commercial development in Shavano Park. The few lots that are undeveloped or in development include:

1. The Pond Hill east commercial, which is planned for a mix of restaurants and retail
2. 22 acres of undeveloped land near Huntington (zoned B-2)
3. The north-east corner lot of Lockhill Selma and De Zavala Road (zoned B-1)
4. Paramount Healthcare Assisted Living facility, on Lockhill Selma (zoned B-2 PUD)
5. Pond Hill west office and restaurant at Pond Hill and 1604 Frontage (East Bound) (zoned B-2 PUD)
6. Napier Park Office complex east of Blattman Elementary (zoned B-2 PUD)



*1. Pond Hill East Commercial Subdivision*



*2. Undeveloped 22 acres near Huntington*





*3. The north-east corner lot of Lockhill Selma and De Zavala*



*5. Pond Hill West Office & Restaurant*





*6. Napier Park Offices to the east of Blattman Elementary*

## **Commercial Development – Issues and Action Steps**

### **Issues:**

- Residents want more local access to commercial services – restaurants, retail, office space, entertainment and healthcare.
- Ensuring business uses remain compatible with Shavano Park.
- Ensuring business community maintains high standards.
- Residents support City ~~incentivizing encouraging environmentally friendly sustainable~~ development without additional cost to the City.

### **Action Steps:**

- Maintain strict restrictions on business signage.
- Maintain ~~current-restricted~~ allowable business uses while monitoring changing business landscape for necessary ~~changes-additions~~.
- Maintain up-to-date building codes while being responsive to local developers during code adoption.
- Explore possible actions by City to ~~incentivize encourage~~ environmentally friendly developments.

# Flooding and Drainage



## Flooding and Drainage

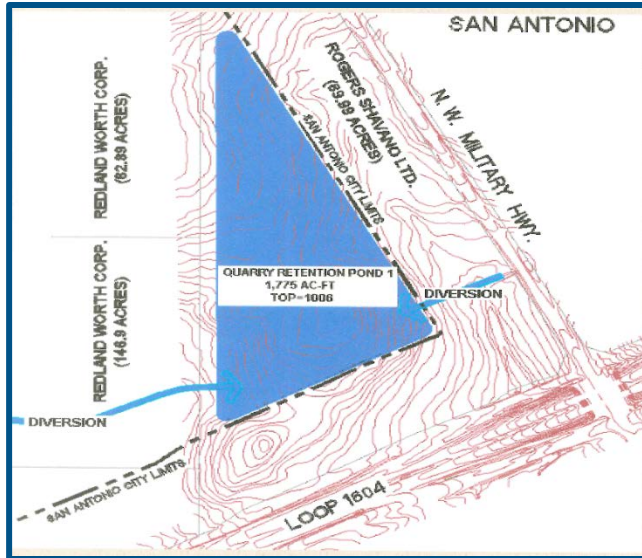
Some of the land north of Shavano Park drains into Olmos Creek, which is the major watercourse of the upper San Antonio River watershed and flows through Shavano Park. ~~Upper branches of the Olmos Creek reach just north of the City.~~ The storm water drainage system serving most areas of Shavano Park consists of overland flow to natural drainage ways or to unlined open ditches and channels alongside public and private roads.

Being situated between the Texas Hill Country to the north and the lower lying areas of San Antonio proper, Shavano Park has long experienced drainage challenges. These challenges intensified during ~~from~~ the 1990's with the rapid development within and around Shavano Park. In 1993 the City commissioned the Vickery Study to analyze the drainage pathways within the City. This engineering ing study guided City efforts to provide necessary drainage infrastructure for in the City in the early 2000's, but with the rapid development in the City the study became outdated quickly.

Due to an increase in intense rainfall events in recent decades (as experienced by other communities around the world), flooding has become more frequent in Shavano Park. In December 1991, October 1998, and July 2002 Shavano Park experienced 100 and 500 year flood events where the city received over 10 inches of rain and in October 1998 received approximately 15 inches of rain. Compounding the problem is the rapid development of the greater San Antonio metro area around the City.

In 2010, the Town Plan made drainage infrastructure improvements a priority for the City and made note of two drainage improvements ~~made during the 2000's.~~ From 2012 to 2015 the Planning & Zoning Commission maintained a drainage subcommittee ~~led by Richard Lazor~~ who conducted interviews with residents and other field work. This work laid the foundations for City efforts in 2016 – 2018.

During the Town Plan update process, residents expressed strong support for near-term action ~~the by the~~ City addressing to address the community's flooding and storm water drainage problems. ~~Residents also desired near term action by the City.~~ Residents provided mixed support for consideration of extra financing beyond current City reserves allocated to Drainage.



## **Quarry Retention Pond**

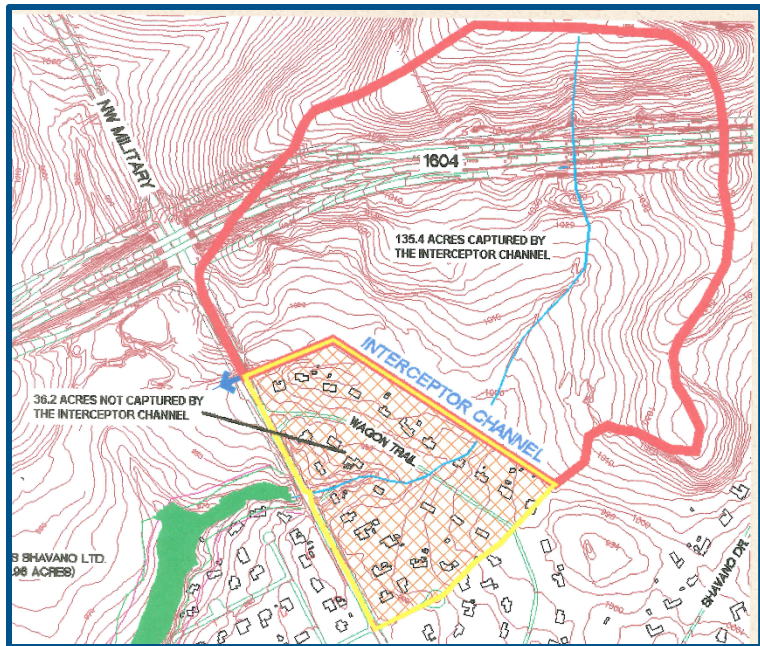
In 2010 the City's primary developer completed construction of the Quarry Retention Pond. This pond channels water from the area northeast of Loop 1604 and NW Military Highway to a triangle shaped retention pond. The channel connecting to the culvert under NW Military Highway alleviates flooding in the northwest quadrant of the City along the Olmos Creek. The Retention Pond eliminated many of the

City's flooding problems during times of heavy rainfall.

The Quarry Retention Pond has been engineered to have a water storage capacity equal to 940 acre feet, which is estimated to exceed the requirements for storm water run-off for two 100 year floods.

## **Interceptor Channel**

To control periodic flooding to homes along Wagon Trail and accommodate storm water runoff from the development of Huntington, an interceptor channel was constructed. The channel intercepts storm waters from these areas and directs the stormflows downstream to the Olmos Creek Watershed.





## **Drainage Improvements: The Way Ahead**

Today, the City, residents, and developers are working together to address and improve drainage infrastructure to mitigate future flooding events. On February 22, 2016, City Council approved Ordinance No. O-2016-002 which set aside an additional \$1,020,445 in funds to improve the drainage throughout the City.

In January 2016, ~~Richard Lazor and the~~ Planning & Zoning drainage subcommittee presented a Drainage Prioritization Concept to City Council after years of interviews with residents and other field work. Equipped with the Drainage subcommittee's plans and previous Drainage studies the City in 2017 sought to enhance its engineering services and hired KFW Engineers and Surveying as the City Engineer. Their first task was to complete a Master Drainage Plan using the Drainage subcommittee and previous drainage studies as a foundation augmented with their modern tools and engineering expertise.

At the November 27, 2017 City Council meeting KFW presented the final Master Drainage Plan to City Council. The Master Drainage Plan uses 2010 radar data to model the effects of 25 and 100 year floods in Shavano Park. The Master Drainage Plan identifies the following projects and cost estimates in 2018 dollars (note some of the larger projects were given lower alternative costs as a minimum):

<b>Drainage Projects</b>	<b>Estimate - Full</b>	<b>City Estimate - Minimum</b>	<b>3rd Party</b>	
Area 1 Wagon Trail Depression	\$ 10,000		Denton partial	
Area 2 Kinnan Way Channel Berm	\$ 21,400	\$0	Denton partial	
Area 5 Bent Oak Clearing	\$ 15,000			
Area 3 Turkey Creek Area	\$ 5,400,000	\$ 510,000	TxDOT partial	
Area 4 Elm Spring Area	\$ 2,150,000	\$ 140,000	TxDOT partial	
Area 12 Chimney Rock LWC	\$ 165,000			
Area 11 NW Military Culvert #1	\$ 90,000	\$0	TxDOT - 100%	
Area 5 NW Military LWC #2	\$ 229,000	\$0	TxDOT - 100%	
Area 5 Windmill LWC	\$ 235,000			
Area 5 Bent Oak LWC	\$ 263,000			
Area 5 Cliffside LWC	\$ 312,000	\$0		
Area 4-2 Ripple Creek Area	\$ 735,000			
Area 12 Fawn Drive LWC	\$ 131,000			
Area 6 Happy Trail	\$ 617,000			
Area 7 Bobcat Bend	\$ 60,000			
Area 7 Rock Squirrel	\$ 82,000			
<b>Total Cost of Projects</b>	<b>\$ 10,515,400</b>	<b>\$ 2,984,400</b>		<b>Drainage Reserves</b>
				<b>\$ 1,456,649</b>

This undertaking will be a multi-year challenge for the City. The largest projects in the Turkey Creek Area and Elm Spring are beyond current City reserves and require preliminary engineering to determine a more detailed scope and further justification for City funding. With a plan and the costs laid out, City Council voted to take action at the January 22, 2018 meeting.

On January 22, 2018, City Council voted to implement and fund portions of the Master Drainage Plan. In Fiscal Year 2018, the City Council allocated \$564,188 for drainage projects.

### Action Plan

The City is addressing the drainage projects identified in the Master Drainage plan in three phases that serve as guideposts for the City moving forward. In 2018, City Council funded over half a million dollars in projects from Phase 1 with additional engineering work for Phase 2 projects. [Note that estimates are in 2018 dollars and are subject to change based upon inflation, scope and market conditions in the future.](#)

**Phase 1:** This includes tackling ~~the~~ three small scale drainage projects as well as two low water crossings (LWC) on Chimney Rock Lane and Fawn Drive. These LWCs are near ~~by~~ one another and their proximity will allow projects to be bid together saving on mobilization costs. The City has already begun Phase 1 by placing an order for the survey and design of the culverts to be installed on Chimney Rock and Fawn. In addition, staff are in-house coordinating the installation of the pump facility for the Wagon Trail Depression, berm improvements along Kinnan Way and clearing of the Bent Oak drainage channel.

All projects in this phase are planned to be completed by October 2018.

Estimate	Projects
<b>Phase 1 - FY 2018</b>	
\$ 10,000	Area 1 Wagon Trail Depression
\$ 21,400	Area 2 Kinnan Way Berm
\$ 15,000	Area 5 Bent Oak clearing
\$ 165,000	Area 12 Chimney Rock LWC
\$ 131,000	Area 12 Fawn LWC
<i>Phase 1 Cost</i>	<b>\$ 342,400</b>
<b>Phase 2 - 2019</b>	
\$ 118,000	Area 3 Turkey Creek Engineering
	Area 4 Elm Spring/Bikeway Engineering
	Area 4-2 Munitract/Ripple Creek Engineering
\$ 235,000	Area 5 Windmill LWC
\$ 263,000	Area 5 Bent Oak LWC
<i>Phase 2 Cost</i>	<b>\$ 616,000</b>
<b>Total Cost</b>	<b>\$ 958,400</b>
<b>Phase 3 - Future &amp; Possible Projects</b>	
\$ 617,000	Area 6 Happy Trail Stormsewer
\$ 60,000	Area 7 Bobcat Bend Channel
\$ 82,000	Area 7 Rock Squirrel Channel
\$ 5,400,000	Area 3 Turkey Creek Stormsewer
\$ 2,150,000	Area 4 Elm Spring Stormsewer
\$ 735,000	Area 4-2 Munitract/Ripple Creek
<i>Phase 3 Cost</i>	<b>\$ 9,044,000</b>
<b>Total Cost</b>	<b>\$ 10,002,400</b>



*Projects in Phase 1 – Areas 1, 2 and 12 in Master Drainage Plan*



*Projects in Phase 2 include two culverts in Area 5*

**Phase 2:** Phase 2 addresses engineering and construction of the three low water crossings at Windmill and Bent Oak as well as the preliminary engineering and partial surveying of Turkey Creek, Elm Spring / Bikeway and Munitract / Ripple Creek Areas.

The culverts at Bent Oak and Windmill are expected to be completed in 2019, while engineering work commences in 2018. After field work and speaking with residents, the proposed culvert improvement at Cliffside was removed as a project.

The latter three projects are the largest and most expensive projects in the Master Drainage Plan. To better scope these projects and to justify the expenditure of potentially millions in City funds the City tasked the City Engineer to prepare partial surveys and on the ground analysis of 1) Turkey Creek storm sewer; 2) Elm Spring storm sewer; and 3) Municipal Tract / Ripple Creek area improvements.



Upon completion of this preliminary engineering work, the City will have enough data and information to determine the pros and cons and cost-benefit of completing any of the three projects.



projects are likely to occur after 2019.

*Projects in Phase 2 include preliminary engineering for Areas 3 and 4 to determine further scope and cost-benefit of the largest projects.*

**Phase 3** ~~In~~ This final phase is ~~placed~~ designated for future ~~and~~ possible projects, ~~for future~~ decisions, and funding. It is unknown, at this time, if City will ultimately construct these projects or not. The findings in Phase 2 preliminary engineering will play a considerable role in further City decision making. Decisions on these

#### Issues:

- Flooding & Drainage challenges remain a long-term issue for community
- Project costs require funding beyond current City reserves
- Projects may require acquiring drainage easements
- Residents seeking rapid action by City

#### Action Steps:

- Take immediate action to address drainage projects in 2018
- Determine scope and cost-benefit of three largest drainage projects
- Investigate grants and other funding sources for future drainage projects
- Coordinate with TxDOT on drainage projects impacting NW Military right-of-way